

lot 7

30-32 Thames Street, Royal Borough of Kingston upon Thames London KT1 1PE

Rent
£55,750 per
annum
exclusive

Freehold Retail and Residential
Investment

- Retail let on a new 10 year lease until 2026 (no breaks)
- Affluent south-west London University town some 11 miles from Central London
- Town centre location close to The Bentall Shopping Centre
- Nearby occupiers include John Lewis Department Store, Waitrose, Cath Kidston and Next





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Location

Miles: 11 miles south-west of Central London
4 miles south of Richmond
7 miles south-west of Clapham
Roads: A3, A307
Rail: Kingston Railway Station, Hampton Wick Railway Station
Air: London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

Royal Kingston upon Thames is an affluent south-west London suburb some four miles south of Richmond. The town benefits from being a major regional shopping destination and a university town. The property is situated on the east side of Thames Street which connects Market Place in the south to John Lewis department store, some 20 metres to the north. The Bental Shopping Centre is situated some 130 metres to the east and neighbouring occupiers include Waitrose, Cath Kidston, Next and Jack Will's.

Description

The property comprises retail accommodation on the ground floor with basement ancillary accommodation and three residential flats on the first to third floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	51.13 sq m (550 sq ft)	STAGSIDE LIMITED (1) (2)	10 years from 07/01/2016 until 2026	£55,000	07/01/2021
Basement	Ancillary	32.80 sq m (353 sq ft)				
First, Second & Third	Residential	3 x residential flats	INDIVIDUALS (3)	125 years from 29/09/2015	£750	
Total Commercial Area		83.93 sq m (903 sq ft)			£55,750	

- (1) The commercial tenant has sublet the property at £2,000 per week.
- (2) The seller is holding a £27,500 rent deposit.
- (3) The seller has served a notice on the residential tenants, pursuant to Section 5B of the Landlord and Tenant Act 1987.

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