

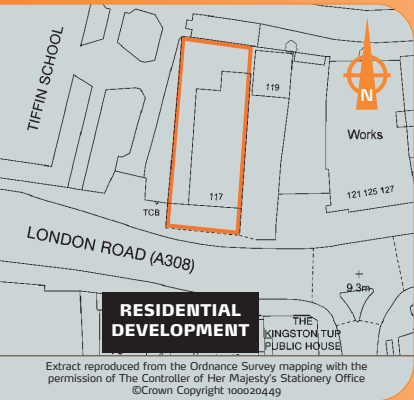
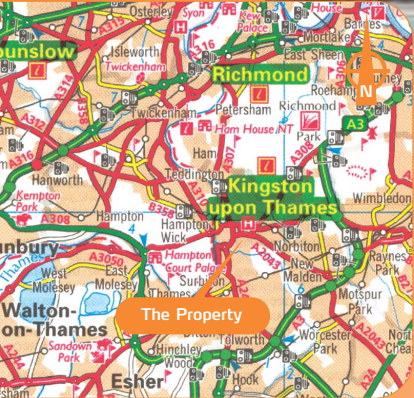
lot 25

Rent
£75,000
per annum
exclusive

HSS Hire Shop, 117 London Road
Kingston-upon-Thames, Surrey KT2 6NH

Freehold Trade Counter Investment

- Let to HSS Hire Service Group plc, on assignment
- Approximately 586 sq m (6,307 sq ft) and 0.06 hectares (0.15 acres)
- Potential residential redevelopment (subject to consents)
- Busy trading position fronting the A308 (London Road)
- Nearby occupiers include Kwik-Fit, Blockbuster, Carphone Warehouse and Asda Supermarket



Location

Estimated District Population: 147,000
Miles: 4.5 miles from Richmond
11 miles from Central London
Roads: M3 (Junction 1), A308, A3
Rail: Kingston Railway Station (direct to London Waterloo)
Air: Heathrow and Gatwick airports

Situation

The property is situated in a prominent position on the A308 (London Road) in the heart of Kingston-upon-Thames town centre and opposite Kingston Grammar School. The A308 leads directly to the A3 connecting Kingston with London, the M25 and the national motorway network. Nearby occupiers include Kwik-Fit, Blockbuster, Carphone Warehouse and Asda Supermarket.

Description

The property comprises GROUND FLOOR SALES with ANCILLARY ACCOMMODATION on the first floor. The property benefits from 3 car

parking spaces fronting London Road, delivery access to the side and rear and a total approximate site area of 0.06 hectares (0.15 acre).

Tenure

Freehold.

Planning

The property has potential for residential redevelopment subject to the necessary consents. An application was made previously for alterations and additions to the existing building to provide two additional storeys comprising 4 x one bedroom and 4 x two bedrooms on the first, second and third floors with associated cycle parking, amenity space, landscaping alterations to the ground floor retail shop front and an additional entrance to the side elevation. For further information, please contact: Royal Borough of Kingston-upon-Thames, Planning Department, Guildhall, High Street, Kingston KT1 1EU. Tel: +44 (0)20 8547 5332 or go to www.kingston.gov.uk (Planning Reference: 09/12284)

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Sales	291 sq m	(3,132 sq ft)	HSS HIRE SERVICE GROUP PLC (on assignment) (1)	25 years from 24/06/1990 on a full repairing and insuring lease	£75,000	24/06/2010 and 25/12/2014 (24/06/2015)
First	Ancillary	295 sq m	(3,175 sq ft)				
Totals		586 sq m	(6,307 sq ft)			£75,000	

(1) For the year ending 31st December 2008, HSS Hire Service Group Limited reported a turnover of £166,083,000, pre-tax profits of £8,476,000 and a net worth of £23,819,000. (Source: www.riskdisk.com 08/06/2010)

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