

# 29 The Green, Richmond Upon Thames, Greater London TW9 1LX

Freehold Retail and Residential Investment

**Lot 1**

£35,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Basement	Ancillary	24 sq m (258 sq ft)	SAVE THE CHILDREN FUND (1) t/a Mary's Living and Giving	10 years from 30/07/2012	£35,000	29/07/2022
Ground	Retail	28 sq m (301 sq ft)				
First & Second	Residential	Not measured	INDIVIDUAL	125 years from 2013 until 2138	£500	
<b>Totals</b>		<b>52 sq m (559 sq ft)</b>			<b>£35,500</b>	

(1) Save the Children are a registered charity that operate globally. For the year ending 31st December 2016, Save the Children Fund reported a total net worth of £36,429,000, a pre-tax profit of negative £17,550,000 and a working capital of £50,421,000 (Source: Experian Group 7/10/2017).

## Key Details

- Highly affluent and attractive London suburb
- Let to Save the Children Fund until 2022 (no breaks)
- Town centre location
- Nearby occupiers include House of Fraser, Marks & Spencer, Zizzi, Barclays and WH Smith

## Location

**Miles:** 9.5 miles south-west of Central London  
6 miles west of Putney  
5 miles south of Ealing

**Roads:** M3, M4, A316, A307

**Rail:** Richmond Station

**Air:** London Heathrow Airport

## Situation

The property fronts The Green and benefits from a prominent corner position at the junction of Paved Court and Golden Court. Nearby occupiers include House of Fraser, Marks & Spencer, Zizzi, Barclays, WH Smith and many more, all of whom benefit from affluent local trade and international tourism throughout the year.

## Description

The property comprises boutique ground floor retail accommodation with ancillary accommodation in the basement. The first and second floors comprise a self-contained residential maisonette.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion



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