Richmond Upon Thames, Greater London TW9 1LX

Freehold Retail and Residential Investment

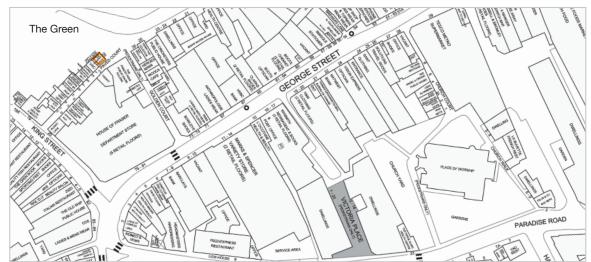




Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Basement Ground	Ancillary Retail	24 sq m (258 sq ft) 28 sq m (301 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
First & Second	Residential	Not measured	INDIVIDUAL	125 years from 2013 until 2138	£500	
Totals		52 sq m (559 sq ft)			£35,500	

(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).



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Seller's Solicitors: Fladgate LLP Richard Kaufman +44 (0)20 3036 7204 rkaufman@fladgate.co.uk

Key Details

- · Highly affluent and attractive London suburb
- · Let to Save the Children Fund until 2022
- · 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

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 selfcontained residential maisonette.

Tenure

Freehold.

VAT is not applicable to this lot.

Six Week Completion

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