

# 120 St Margaret's Road, St Margaret's, Twickenham, Greater London TW1 2AA

Freehold Retail and Health Centre Investment

**Lot 38**

£55,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	75.68 sq m (815 sq ft)	INDIVIDUAL	20 years from 24/06/2009 until 23/06/2029	£23,000	24/06/2019, 24/06/2024
Lower Ground	Storage	24.27 sq m (261 sq ft)	t/a David Masters (1)			
Ground	D1	11.04 sq m (119 sq ft)	GIM-UK LIMITED	20 years from 30/01/2009 until 29/01/2029	£32,000	30/01/2019 (outstanding)
First	D1	68.82 sq m (741 sq ft)	t/a The Training Works			
Second	D1	54.91 sq m (591 sq ft)				
Lower Ground	D1	71.68 sq m (772 sq ft)				
<b>Totals</b>		<b>306.40 sq m (3,299 sq ft)</b>			<b>£55,000</b>	

(1) As to the lease of the retail unit in favour of David Masters, the seller is holding a 6 month rent deposit amounting to £11,500.

### Key Details

- Affluent South West London suburb
- Opposite St Margaret's Railway Station
- Entirely let until 2029 (no breaks)
- Nearby occupiers include Tesco Express, Harris & Hoole and a number of local retailers

### On Behalf of Executors

#### Location

**Miles:** 0.6 miles north-east of Twickenham  
12 miles south-west of the City of London  
**Roads:** A3004, A316, A4, M4, M25  
**Rail:** St Margaret's Railway Station  
**Air:** London Heathrow,

#### Situation

The property is located in the affluent area of St Margaret's Village, 0.6 miles from Twickenham in the London Borough of Richmond upon Thames. The property is prominently located on the east side of St. Margaret's Road (A3004), opposite the railway station, with Twickenham station just under 1 mile to the west. Nearby occupiers include Tesco Express, Harris & Hoole and a number of local retailers.

#### Description

The property comprises a retail unit on the ground floor with additional ancillary accommodation on the lower ground floor and the D1 user occupies part lower ground, first and second floor, with ground access from the High Street frontage. There is a small yard at the rear of the property accessed at lower ground floor level.

#### Tenure

Freehold.

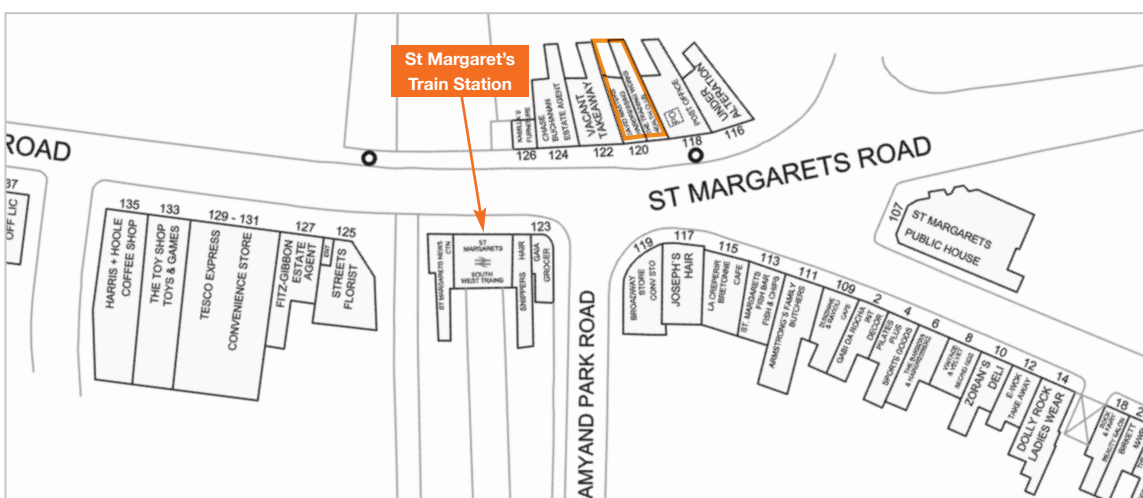
#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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