

Lot 15

£17,500 per annum
exclusive

211 Lower Mortlake Road (A316), Richmond upon Thames, Greater London TW9 2LP

Retail Investment Opportunity



Key Details

- Highly affluent and attractive London suburb
- Let until 2028 (no breaks)
- 3 yearly Rent Reviews
- Close to Richmond station (District, Overground)
- Neighbouring occupiers include Ladbroke's, Richmond Pharmacy, Premier Inn, Mobalpa Kitchens, Kwik Fit and Big Yellow Self Storage

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, North Sheen Station

Air: London Heathrow Airport

Situation

Richmond upon Thames is a highly affluent and fashionable South West London suburb. The property is situated on an established retail parade and benefits from a prominent corner position on the north side of the busy Lower Mortlake Road (A316), approximately 700 metres from Richmond Station (District Line, Overground). Neighbouring occupiers include Ladbroke's, Richmond Pharmacy, Premier Inn, Mobalpa Kitchens, Kwik Fit and Big Yellow Self Storage.

Description

The property comprises a ground floor corner retail unit with ancillary accommodation in the basement and forms part of a larger building.

Tenure

Long Leasehold. Held for a term of 99 years from 07/10/2005 until 2104 at a fixed rent of £200 per annum exclusive.

VAT

VAT is not applicable to this lot.

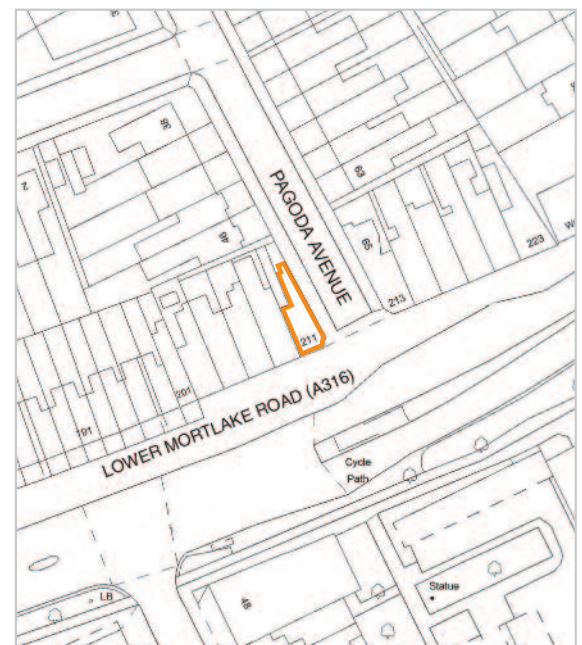
Six Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Retail	39.75 sq m (428 sq ft)	INDIVIDUAL	15 years from 11/01/2013	£17,500	11/01/2022 and 11/01/2025 (10/01/2028)
Basement	Ancillary	33.14 sq m (356 sq ft)	t/a V.I.P. Dry Cleaners			
Total		72.89 sq m (784 sq ft)			£17,500	



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