

Lot 26, 9-11 High Street, Hampton, London,

TW12 2SA

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Freehold Office and Residential Investment

www.acuitus.co.uk

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Property Information

Freehold Office and Residential Investment

- Let to Jackson O'Connor Architecture Ltd with Personal Guarantee until 2031 (Subject to Mutual Option)
- Self Contained Office and 3 flats
- Affluent South-West London Suburb
- 1 mile from Hampton Court Palace
- Close to Hampton Railway Station

Lot

26

Auction

30th March 2023

Rent

£15,750 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

4.5 Miles South-East of Heathrow Airport, 13 Miles South-West of London's West End

Roads

A308, A3, M3, M25

Rail

Hampton Railway station, Hampton Court Railway Station

Air

London Heathrow Airport, London Gatwick Airport

Situation

Hampton is an attractive and affluent South-West London suburb situated within the London Borough of Richmond Upon Thames and close to the historic Hampton Court Royal Palace. The property is located on the west side of High Street close to its junction with Station Road. The property is located 650m from Hampton Railway station and 1 mile from Hampton Court Railway station

Tenure

Freehold.

EPC

Office - D 3x flats - E

Description

The property comprises office accommodation on the part ground floor which has been recently refurbished to a high standard and provides both kitchen and w/c facilities. The commercial space can also be easily subdivided to provide 2 separate units.

The property also comprises 3 self contained residential flats on the part ground and upper floors which are accessed separately from the High Street, which have all been sold off on a long lease.

VAT

VAT is applicable to this lot.

Note

As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987 to accept the offer, the tenants had until 9th January 2023 to respond to the notices. As no tenants have responded to the notices within the timeframe (or not at all), the tenants are not able to exercise their rights of pre-emption on this sale.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Part-Ground	Office	53.40	(574)	JACKSON O'CONNOR ARCHITECTURE LTD (CRN 11429923) (2) with a personal guarantee	10 years from 29/04/2021 (3)(4)	£15,000	29/04/2026 (28/04/2031)
Part-Ground, First and Second	3x Residential flats	Not measured	Not measured	INDIVIDUALS	Each flat is let for a term of 125 Years from 1/1/2018	£750 (5)	The rent for each flat increases by £50 pax every 25 years
Total Approximate Commercial Floor Area		53.40	(574) (1)			£15,750	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) Jackson O' Connor Architecture Ltd, incorporated on 23rd June 2018, are specialist architects with extensive experience in the residential, arts and educational sectors. See www.jacksonoconnor.com for further info.

(3) The lease provides a mutual option to determine the lease on 28th April 2026 on serving 3 months notice. The lease also has the benefit of a personal guarantor and a £4,500 rent deposit.

(4) The lease is outside of the security of the tenure provisions of the Landlord & Tenant Act 1954.

(5) As to the residential leases, each is for a term of 125 years from 1/1/2018 at a current rent reserved of £250 PAX rising by £50 PAX every 25 years.

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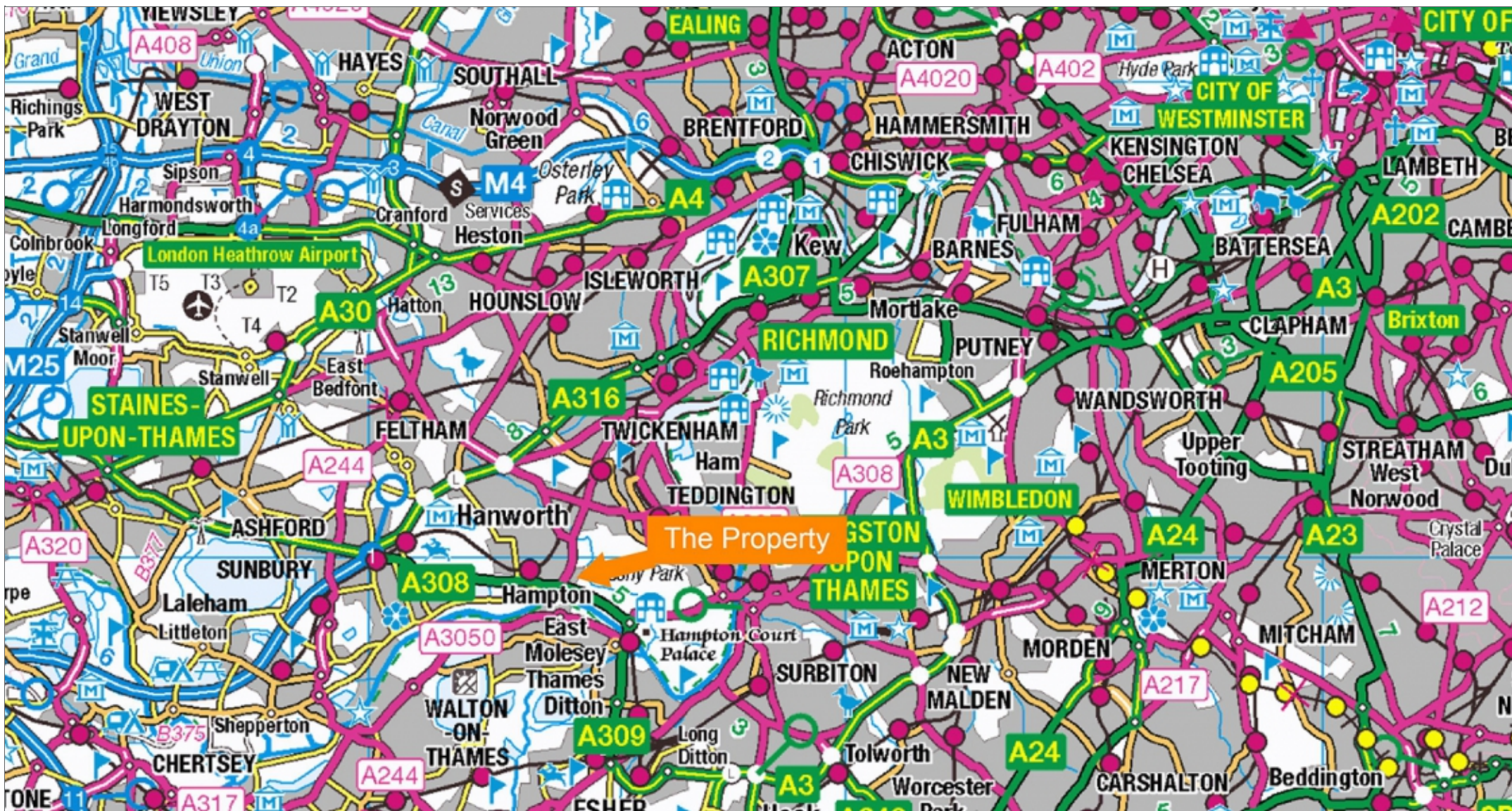
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Contacts

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September 2020