

Lot 1, 5 High Street, Hampton Wick, Kingston-upon-Thames, London KT1 4DA

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Freehold Restaurant and Residential Ground Rent Investment

www.acuitus.co.uk

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Property Information

Freehold Restaurant and Residential Ground Rent Investment

- Restaurant trading as Eleana's Bistro until October 2031 (No breaks)
- Includes three separately-accessed flats above, all let on long leases
- Affluent South-West London suburb location
- A short walk from Kingston's main shopping facilities including John Lewis, Côte, Bill's, Marks & Spencer, Waitrose, Nike and Zara
- Close to Hampton Court Palace and The Bentall Centre

Lot

1

Auction

7th November 2024

Rent

£33,800 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

On Behalf of Trustees

Location

Miles

0.2 miles west of Kingston-upon-Thames, 4 miles south-east of Heathrow Airport, 13 miles south-west of Central London

Roads

A3, A308, A310, M3 (Junction 1)

Rail

Hampton Wick & Kingston Railway Station

Air

London Heathrow Airport

Situation

The property is situated in the heart of Hampton Wick, close to the historic Hampton Court Royal Palace, on the western side of High Street (A310), less than half a mile from Hampton Wick Railway Station. The property is situated a short walk from The Bentall Centre, with nearby occupiers including John Lewis, Côte, Bill's, Marks & Spencer, Waitrose, Nike and Zara.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a bistro arranged on the ground floor and basement, with three-separately-accessed flats on the first and second floors, let on long leases.

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. The tenants have not responded to the notices within the timeframe (or not at all). Therefore, the tenants are not able to exercise their rights of pre-emption on this sale.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground Basement	Restaurant Ancillary	72.92 67.63	(785) (728)	DAIRO LIMITED (t/a Eleana's Bistro)	10 years from 06/10/2021	£33,500	06/08/2027 and 06/08/2030
First/Second	3 Residential Flats	116.00	(1,248)	THREE INDIVIDUALS	Held on three leases each let for 125 years from 01/09/2002 at a rent of £100 p.a.	£300	-
Total		256.55	(2,761)			£33,800	

(1) Residential flat areas provided by the EPC register (www.gov.uk/find-energy-certificate).

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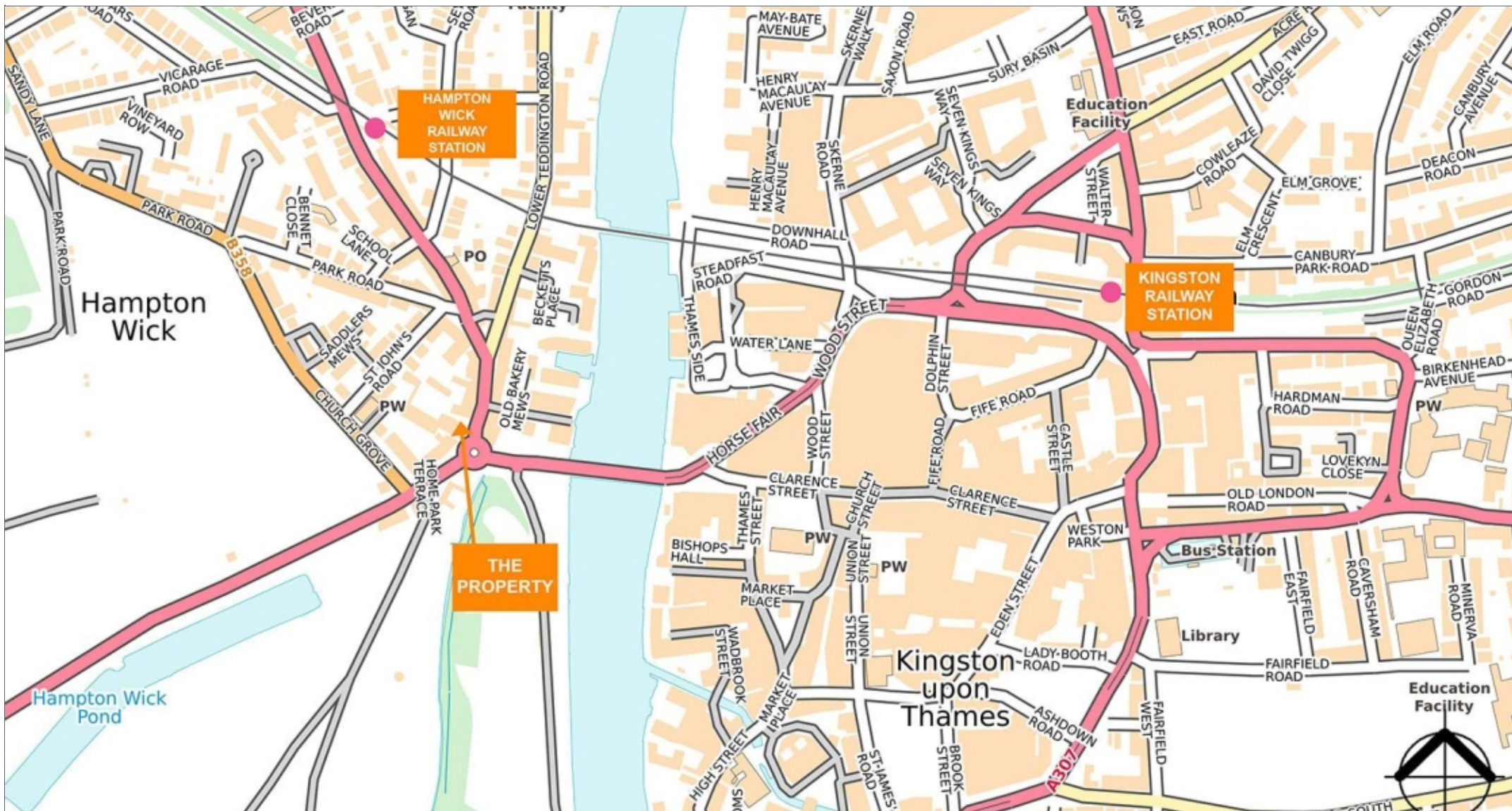
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2024