

Lot 17, 3/3a Station Approach, Shepperton, London,

TW17 8AR

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

Recently Let To
Beauty Salon



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Property Information

Freehold Retail and Residential Ground Rent Investment

- Opposite Shepperton Railway Station
- Shop newly let (by way of agreement for lease) as beauty salon (2)
- 3-year lease from November 2024 (subject to option)
- Four flats above let on long leases
- Affluent South-West London suburb
- Nearby occupiers include M&S Simply Food, Sainsbury's, Boots Pharmacy, Costa and an eclectic mix of local retailers

Lot

17

Auction

12th December 2024

Rent

£8,400 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

6 miles north-west of Esher, 9 miles south-west of Richmond, 14 miles south-west of Central London

Roads

A308, M3 (Junction 2), M25 (Junction 12)

Rail

Shepperton Railway Station

Air

London Heathrow Airport

Situation

The property is prominently situated on the south side of Station Approach, in the heart of Shepperton, an affluent south-west London suburb. Nearby occupiers include M&S Simply Food, Sainsbury's, Boots Pharmacy, Costa and an eclectic mix of local retailers. Shepperton Station is located diagonally opposite the subject property.

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property will comprise a beauty salon arranged on the ground floor, and four separately-accessed flats arranged 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

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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.
Ground	Retail/Ancillary	30.30	(326)	A. J. MILLAN	3 years from 07/11/2024 (2)	£8,000
First/Second	Residential- 4 flats	146.00	(1,571)	FOUR INDIVIDUALS	Four leases each let for 125 years from 29/09/2002, each at £100 pa	£400
Total		176.30	(1,897)			£8,400

(1) Areas provided by VOA and EPC register (www.gov.uk/find-business-rates)

(2) The proposed tenant has entered into an agreement for lease (dated 7th November 2024) with an agreed form of lease within the legal pack. The lease will commence 10 days after planning consent has been granted for a beauty salon, and the rent commencement date is 3 months after lease completion. The Seller will top-up the rent from completion of the sale until the end of the rent free period. The lease is subject to a tenant option to determine on 07/11/2026. A rent deposit of £666 (including VAT) is held by the landlord.

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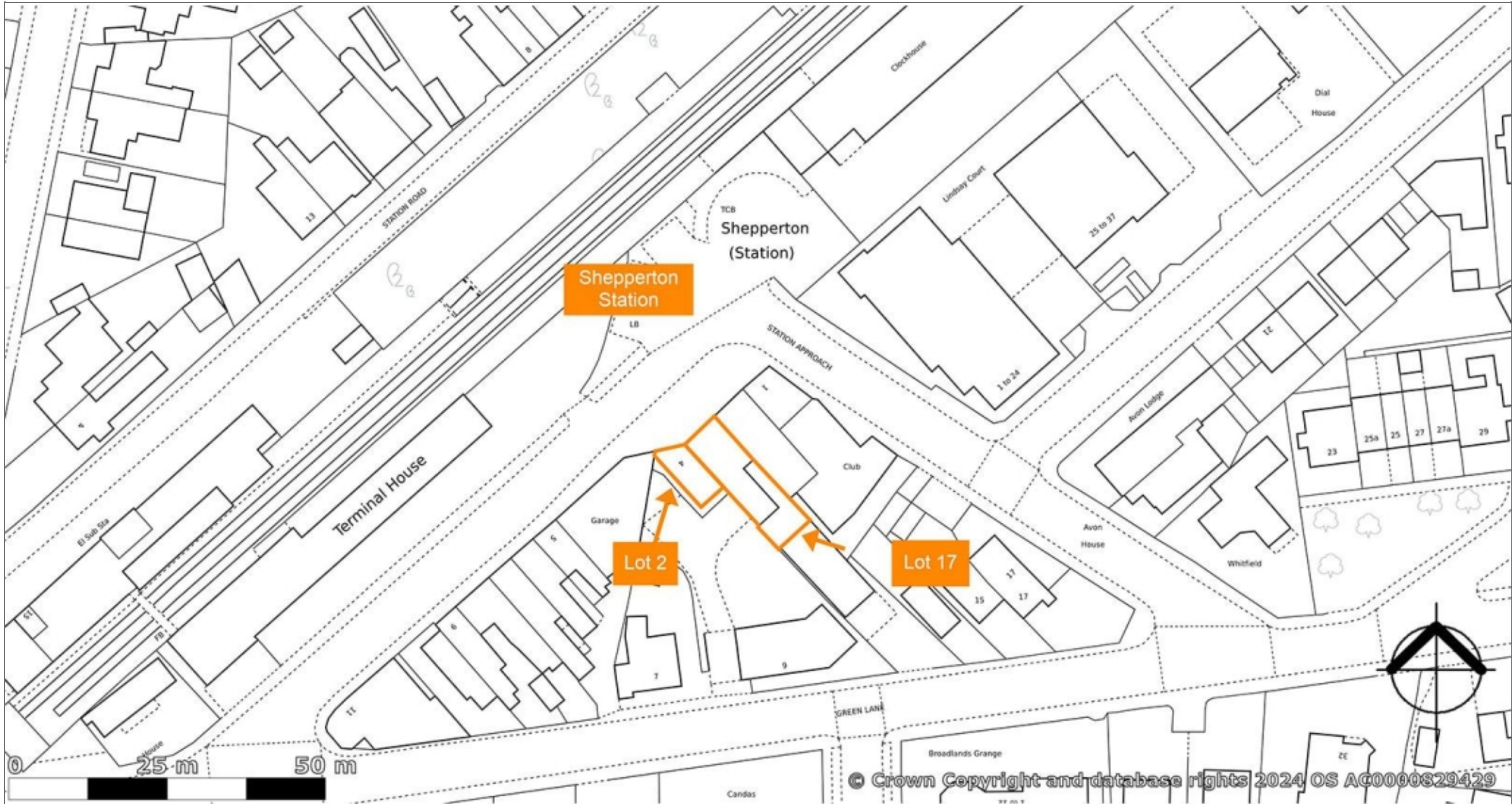
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Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Freeths LLP

Spires House, 5700 Oxford Business Park South

Oxford

OX4 2RW

Balvinder Jaj

01865 781 063

balvinder.jaj@freeths.co.uk

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2024