For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)





Virtual Freehold Investment

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Property Information

 Virtual Freehold Investment Double fronted ground floor retail unit Let to Acqua Kitchens Limited until 2029 The property benefits from rear service yard and car parking which is accessed from Cottage Grove. Within walking distance of Surbiton Rail Station (services to London Waterloo in less than 20 minutes) 		Location		Description		
		Miles Roads Rail Air	 1.8 miles from Kingston upon Thames, 13 miles from Central London A3, A309, A243 Surbiton Rail Station (19 minutes to London Waterloo) London Heathrow Airport 	The property comprises a double fronted ground floor retail unit, which forms part of a larger residential building that is not included in the sale. The property benefits from a rear service yard and car parking with two designated car spaces, which can be accessed via Cottage Grove.		
Lot 5 Rent £36,000 per Annum	Auction 12th December 2024 Status Available	upon Tham Cottage Gr	a popular suburb of London within the Royal Borough of Kingston nes. The property is situated near the corner of Brighton Road and rove. The local area provides a mix of independent retailers, , cafés and office occupiers. Surbiton Rail Station is within walking	VAT is not applicable to this lot.		
<mark>Sector</mark> Retail	Auction Venue Live Streamed Auction	distance an	and provides regular services to London Waterloo.			
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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground Floor	Retail	133.44	1,436	Acqua Kitchens Limited (CRN: 06309567)(1)	15 years from 15th September 2014 (3)	£36,000	14th September 2029
Total Approximate Floor Area		133.44 (2)	1,436 (2)			£36,000	

(1) Acqua Kitchens is a supplier of bespoke German-made kitchens with 3 showrooms across the surrey area. See https://www.acquakitchens.co.uk/about-acqua/

Acqua Kitchens Limited (CRN: 06309567) were incorporated in July 2007 and for the year ending 3st March 2023 reported Fixed Assets of £400,483 and Total Net Assets of £98,048 (Source: Mirco-entity Accounts as published at Companies House). (2) The floor areas stated above are those published by the Valuation Office Agency at https://www.tax.service.gov.uk/business-rates-find/valuations/start/559794084

(3) The property is let for a term of 15 years from 15 years from 15th September 2014 until 14th September 2029 by virtue of a lease from a term of 10 years from 15th September 2014 until 14th September 2024 and a supplemental agreement to extend the lease until 14th September 2029.



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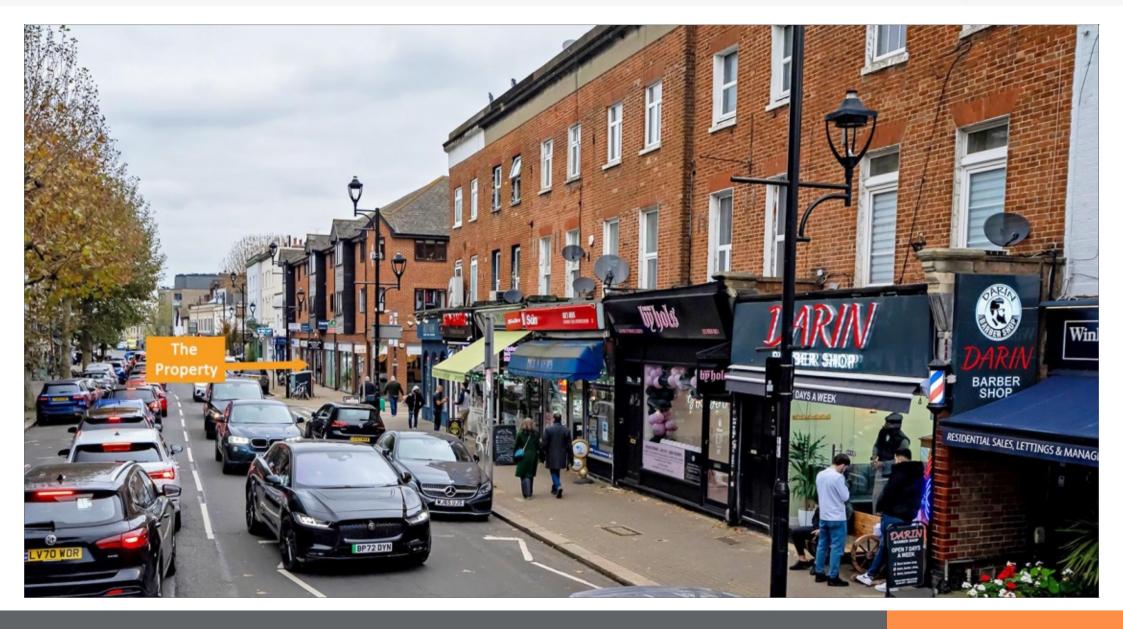




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