

lot 36

8-9 Barnes High Street London SW13 9LW

Rent
£42,908
per annum
exclusive
(subject to
Note 1)

Freehold Retail/Residential Investment

- Affluent South-West London suburb
- Active management potential
- Rent review on commercial unit in July 2012



Location

Miles: 6 miles from Central London
Roads: A3 and A205 (South Circular)
Rail: Barnes Bridge and Barnes Overground Rail, serving Waterloo direct in approximately 20 minutes
Air: London Heathrow, London Gatwick

Situation

The attractive and highly affluent suburb of Barnes is situated in the Royal Borough of Richmond Upon Thames and benefits from extensive frontage to the River Thames. The popular Barnes High Street accommodates an eclectic mix of fashion retailers and high end restaurants. The property is situated on the south side of the High Street, fronted by a bus stop, with nearby occupiers including Pizza Express, Caffè Nero, Real Cheese Shop and Strada.

Description

The property comprises a double fronted retail unit on the ground floor and benefits from a large basement. In addition, there is a large modern office extension to the rear. The first floor comprises two 2 bedroom flats, the second floor comprises of two 1 bedroom flats and the property benefits from rear access and car parking via Stanton Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail and Office	136.66 sq m (1,471 sq ft)	RAISESUBMIT LTD (t/a Bazar)	20 years from 01/05/1996	£42,000 (1) (2)	2012
Basement	Storage	29.69 sq m (319 sq ft)				
First	Residential, 2 x two bed flat (3)	93.60 sq m (1,008 sq ft)	INDIVIDUAL	Two 99 year leases from 25/03/1975 (4)	£526.00	2074
Second	Residential, 2 x one bed flat	86.20 sq m (928 sq ft)	INDIVIDUAL	Two 99 year leases from 25/03/1975	£382.00	2074
Totals		346.15 sq m 3,726 sq ft			£42,908	

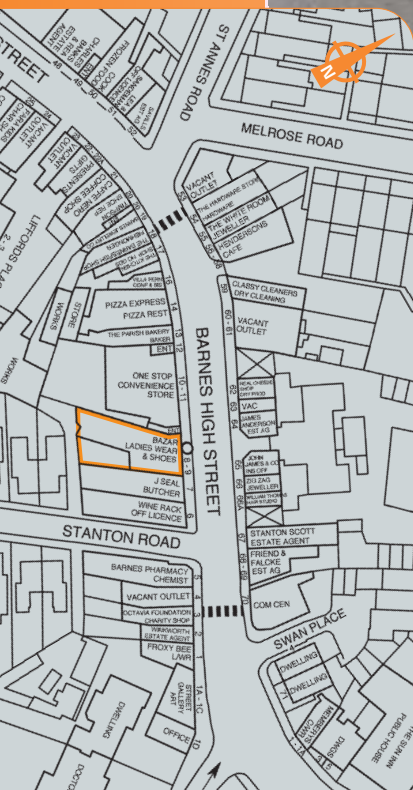
- (1) The tenant of the shop is currently benefiting from a personal concession, reduced to £21,000 pax.
- (2) The rent deposit in respect of the shop has been used by the Seller to cover the non payment of rent.
- (3) In accordance with S.5B of the Landlord and Tenant Act 1987, Notices were served on the residential lessees.
- (4) The lessee of Flat 8B (first floor) has made a claim for a new lease pursuant to the Leasehold Reform Housing and Urban Development Act 1993 and this claim is ongoing.

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