

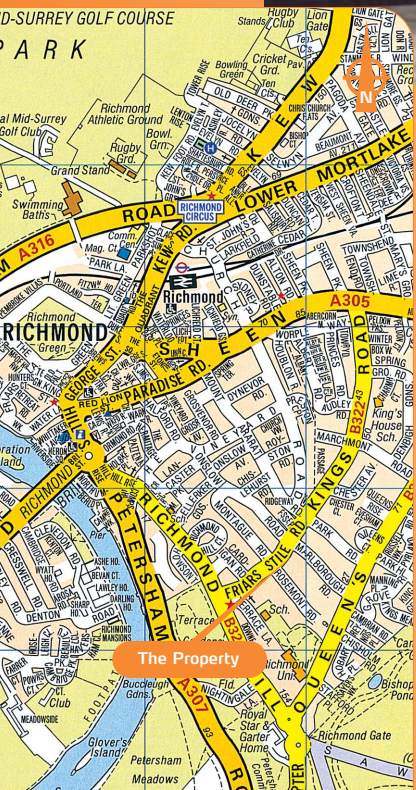
lot 6

54 Friars Stile Road
Richmond Upon Thames, London TW10 6NQ

Rent
£29,300
per annum
exclusive

Freehold Retail and Residential
Investment

- Highly affluent South-West London suburb
- Established retail parade
- Close to Richmond town centre, River Thames and Richmond Park
- Six Week Completion Period Available



Location

Miles: 10 miles south-west of Central London
Roads: M4, M3, A316, A307
Rail: Richmond (District tube, Rail)
Air: London Gatwick Airport, London Heathrow Airport

Situation

Richmond is a highly affluent and desirable South-West London suburb which benefits from excellent road and rail access. Friars Stile Road is located at the top of Richmond Hill with Richmond town centre, The River Thames and Richmond Park located within walking distance. The property forms part of an established boutique retail parade that serves the highly affluent local residents. Nearby occupiers include Nicholas Wines, L'Amantine and Mace Convenience Store.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation in the basement. The upper parts comprise 3 self-contained residential flats.

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	68.36 sq m (736 sq ft)	SHORT CUMMINS MANAGEMENT LIMITED (1) (t/a Richmond Hill Bakery)	10 years from 30/04/2010 until 2020	£29,000	2015
Basement	Ancillary	65.31 sq m (703 sq ft)				
First	Residential	Not Measured	INDIVIDUALS	125 years from 17/06/1988	£300	
Second	Residential	Not Measured				
Third	Residential	Not Measured				
Totals		133.67 sq m (1,439 sq ft)			£29,300	

(1) For the year ending 30th June 2011, Short Cummins Management Limited reported a total net worth of £569,558. (Source: www.riskdisk.com 03/04/2012)

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Mark Symonds
Tel: +44 (0)20 7034 4858.
Email: mark.symonds@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Martin Campbell & Co Ltd
6 Duke Street, Richmond, Surrey TW9 1HP.
Tel: +44 (0)20 8940 2266.
Email: a.shaw@martincampbell.co.uk
Ref: Andy Shaw.



Solicitors:

Russell Cooke Solicitors
2 Putney Hill, London SW15 6AB.
Tel: +44 (0)208 789 9111.
Email: stephen.clarke@russell-cooke.co.uk
Ref: Stephen Clarke.