

8-10 Fife Road Kingston upon Thames, Greater London KT1 1SZ

lot 30

Freehold Retail and Residential Investment

- Let to American Pie Limited until 2021
- Located within an affluent Greater London Town

- Close proximity to Bantalls Shopping Centre
- Nearby occupiers include Marks and Spencer, Topshop, Superdrug, HSBC Bank and Russell & Bromley

Rent
£104,000
per annum
exclusive



On behalf of Julian Clarke and Matthew Nagle Acting as Joint LPA Receivers



Location

Miles: 11 miles south-west of Central London
4 miles south of Richmond upon Thames
7 miles south-west of Clapham
Roads: A3, M25 (Junction 10), A316
Rail: Kingston Railway Station
Air: London Heathrow Airport, London Gatwick Airport

Situation

The property is situated in a prominent position in Kingston town centre on the pedestrianised Fife Road immediately adjacent to Bantalls Shopping Centre. Neighbouring occupiers include Marks and Spencer, Topshop, Superdrug, HSBC Bank and Russell & Bromley.

Description

The property comprises ground floor retail accommodation with a self-contained 3 bedroom residential flat and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

The adjoining property No. 12 Fife Road is being offered as Lot 35.

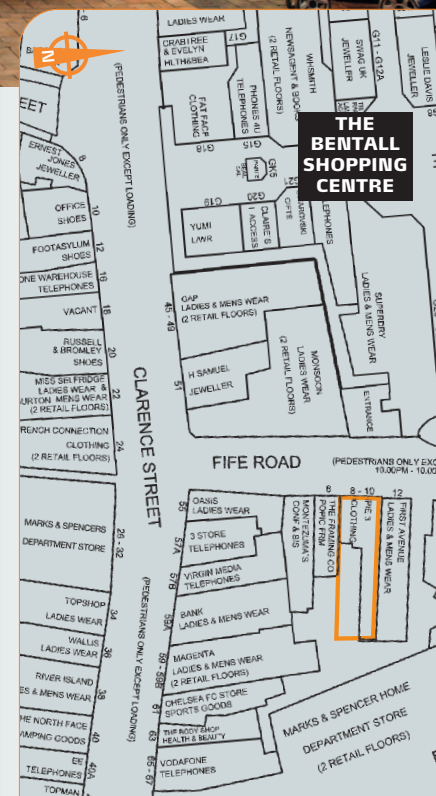
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	173.6 sq m (1,869 sq ft)	AMERICAN PIE LIMITED (1)	20 years from 25/12/2001	£104,000	25/12/2016
First	Three Bedroom Flat and Ancillary	35.5 sq m (382 sq ft)				
Totals		209.10 sq m (2,251 sq ft)			£104,000	

(1) Established in 1973, Pie Clothing has been serving the Kingston Upon Thames and Chiswick area for over 30 years and operates from 4 outlets.

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