

ATTRACTIVE FREEHOLD INVESTMENT FOR SALE



South West London freehold investment for sale.

5 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA

Location:

Freehold retail investment for sale with residential upperparts sold off on long leases. Located in a busy retail parade in the centre of Hampton Wick.

Positioned close to Hampton Wick Train Station and within a short driving distance of M3, M25 and 10 miles from Central London.

Close to many other restaurants, pubs, and similar uses.

Description:

Ground floor restaurant/ café with basement/ ancillary storage and three residential apartments above sold off on long leases

Commercial Unit

Ground Floor	785 sq ft
Basement	728 sq ft
Total	1,513 sq ft



Commercial

Commercial unit is let to Dairo Limited for 10 years from 2021 under the terms of an effective FRI lease at £24,000 pax increasing to £33,500 in Aug 2024.

Residential

Three residential apartments sold off on long lease for 125 years from 2004 each paying a ground rent of £100 pa.

Terms:

Our clients are looking for offers in excess of £375,000.

Legal costs:

Each party to bear their own professional costs.

Viewing:

For further information or an appointment to view, please contact Connor Harrington on: 01494 689 604 ch@jaggardmacland.co.uk or contact Bill Harrington on 01494 689 602 or email bh@jaggardmacland.co.uk

(Subject to Contract) Jan-22

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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