

FOR SALE



5 HIGH STREET
KINGSTON UPON THAMES
KT1 4DA

FREEHOLD INVESTMENT

- 1,513 sq ft
- Offers in excess of £350,000
- Excellent transport links
- Increasing rent in 2024

LOCATION

Retail/ Residential investment located in the affluent suburb of Hampton Wick, in the London Borough of Richmond upon Thames. The property is located on a busy high street, close to many other restaurants, pubs, and similar uses.

5 High Street benefits from great communications being within a very short walking distance of Hampton Wick Train Station (serving South Western Line) and within a short driving distance of M3 and M25, approx 10 miles from Central London.

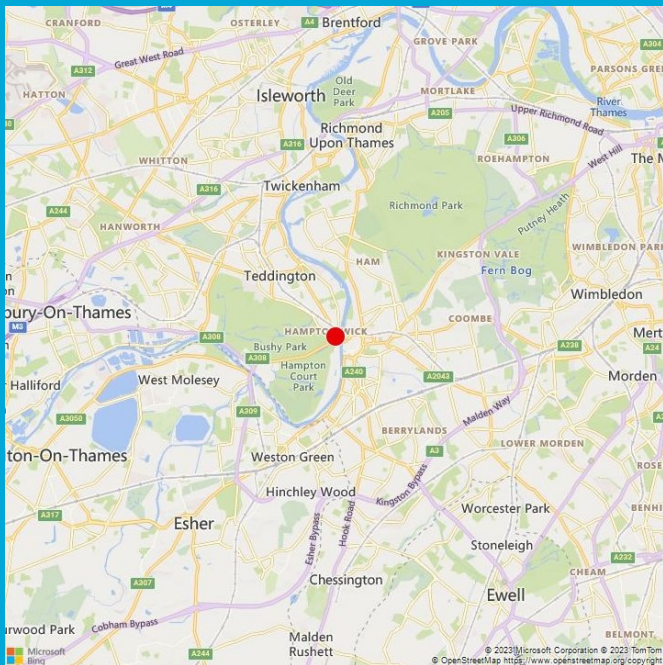
DESCRIPTION

Freehold retail investment for sale with residential upper parts sold off on long leases.

Ground floor restaurant/café with basement/ancillary storage and three residential apartments.

Sale will be subject to the leaseholders not excusing their Rights of First Refusal following service of the formal notice at the agreed purchase price.

Subject to Contract - Updated November 2023.



ACCOMMODATION

Commercial - Commercial unit operating as a café, let to Dairo Limited for ten 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 leases for 125 years from 2004 each paying a ground rent of £100 pa.

Ground Floor	785 Sq Ft
Basement	728 Sq Ft
Total (Commercial)	1,513 Sq Ft

TERMS

Offers in excess of £350,000 plus VAT.

LEGAL COSTS

Each party to bear their own professional costs.

EPC

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VIEWINGS



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