

## 1 CHURCH COURT, RICHMOND UPON THAMES, TW9 1JL



### SUMMARY

- 457 sq ft (42.47 sq m)
- Freehold Investment
- Richmond Town Centre
- For Sale
- Price: £375,000
- The ground floor and basement is let on a 15 year lease from October 2017 and is subject to 4 yearly rent reviews. We understand that the rent passing from October is £25,000 per annum; the next review is due in October 2029. The lease is granted inside the Landlord and Tenant Act.

### AMENITIES

- Adjacent to Tesco
- Historic setting
- Income producing
- Residential uppers sold off
- Reversionary
- Town Centre Location



## LOCATION

Church Court is a charming pedestrian lane in the heart of Richmond Town Centre, close to major retailers including Tesco, Leon, Pret a Manger, Holland & Barrett and Boots.

## DESCRIPTION

Investment property comprises an end of terrace building with an income producing retail unit at ground and basement. The uppers comprise a split level residential flat that has been sold off on a 999 year lease at a peppercorn rent..

## ACCOMMODATION

FLOOR	SIZE
Ground Floor	257 sq ft (23.88 sq m)
Basement	200 sq ft (18.59 sq m)
<b>Total</b>	<b>457 sq ft (42 sq m)</b>

## LEASE / TERM

The ground floor and basement is let on a 15 year lease from October 2017 and is subject to 4 yearly rent reviews. We understand that the rent passing from October is £25,000 per annum; the next review is due in October 2029. The lease is granted inside the Landlord and Tenant Act.

## PRICE

£375,000

## VAT

VAT is not applicable

## EPC RATING

TBC

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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