FOR SALE

LONG LEASEHOLD INVESTMENT

82 – 84 HIGH STREET, HAMPTON HILL TW12 1NY

SNELLER COMMERCIAL
CHARTERED SURVEYORS

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020 8977 2204

- LONG LEASEHOLD INVESTMENT

- TWO RETAIL PREMISES

- TOTAL INCOME £51,800 PER ANNUM

LOCATION

The property is located in a prominent position in Hampton Hill High Street in the London Borough of Richmond upon Thames. Sainsbury's Local, Costa Coffee, Waitrose, Tesco and the public Library are in close proximity and the entrance to Bushy Park and the public car park, with 2 hours free parking, is almost adjacent.

This busy High Street also has a number of independent retailers, estate agents, coffee bars, pubs and restaurants serving the affluent local community.

DESCRIPTION

The property comprises two ground floor retail units within a mixed use development. No. 82 is occupied by Little Bears Play café. No. 84 is occupied by Corals bookmakers.

ACCOMMODATION

The properties have the following approximate net internal floor areas:-

	SQ. M	SQ. FT
82 High Street	130.1	1400
84 High Street	138.7	1492

TENURE

Long Leasehold for sale. 999 years from March 2007.

LEASE TERMS

82 High Street

Sub Lease for a term of 10 years from August 2024 at an annual rent of £25,000 per annum. Tenants 5th year break clause. Reversion August 2029.

84 High Street

Sub Lease for a term of 10 years from February 2026 at an annual rent of £26,800 per annum. Tenants 5th year break clause. Reversion February 2031.

PRICE

Offers in the region of £650,000.

BUSINESS RATES

2026 Rateable Values:

82 High Street: £29,000
84 High Street: £31,750

ENERGY PERFORMANCE RATING

82 High Street: C60
84 High Street: TBC

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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