

Jubilee House,
Jubilee Close,
Hampton Wick ,
Surrey
KT1 4DG
Tel. 020 8977 6885



Subject to contract

FREEHOLD INVESTMENT FOR SALE - £195,000 (7% yield)

HIGH STREET, HAMPTON WICK, KINGSTON UPON THAMES, KT1

A1/A2 office let or vacant possession with four leasehold flats



A1/A2 OFFICE + 4 FLATS

CLOSE TO KINGSTON BRIDGE

APPROX 250 SQ FT (23.3 SQ M)

POTENTIAL SIPP INVESTMENT

LOCATION

The property is situated on the principal retail parade close to the river Thames and Kingston Bridge which services heavy traffic and pedestrian access to the well-established Kingston shopping centre. Hampton Wick train station is 250 metres away, providing direct access to London Waterloo. The High Street serves local residents with other mixed retail outlets including restaurants, shops, hairdressers and two large and very popular specialty cycle companies. The area boasts an affluent residential population with passing trade coming from locals and people walking to and from Kingston town centre.

DESCRIPTION

Freehold A1/A2 ground floor commercial unit, measuring approximately 250 square feet or 23.3 square metres, can be purchased with vacant possession or tenanted. Ground floor includes fully glazed shop window, reception area and internal office, WC and kitchenette.

The unit has a valuable minicab licence.

Above are four flats owner-occupied on long leases.

The commercial premises are offered pre-let or with vacant possession.

INCOME

Passing commercial rent £13,000 pa.

Four flats paying £200 pa ground rent each (£800 in total).

Total annual income £13,8000

Yield 7%

No business rates are payable.

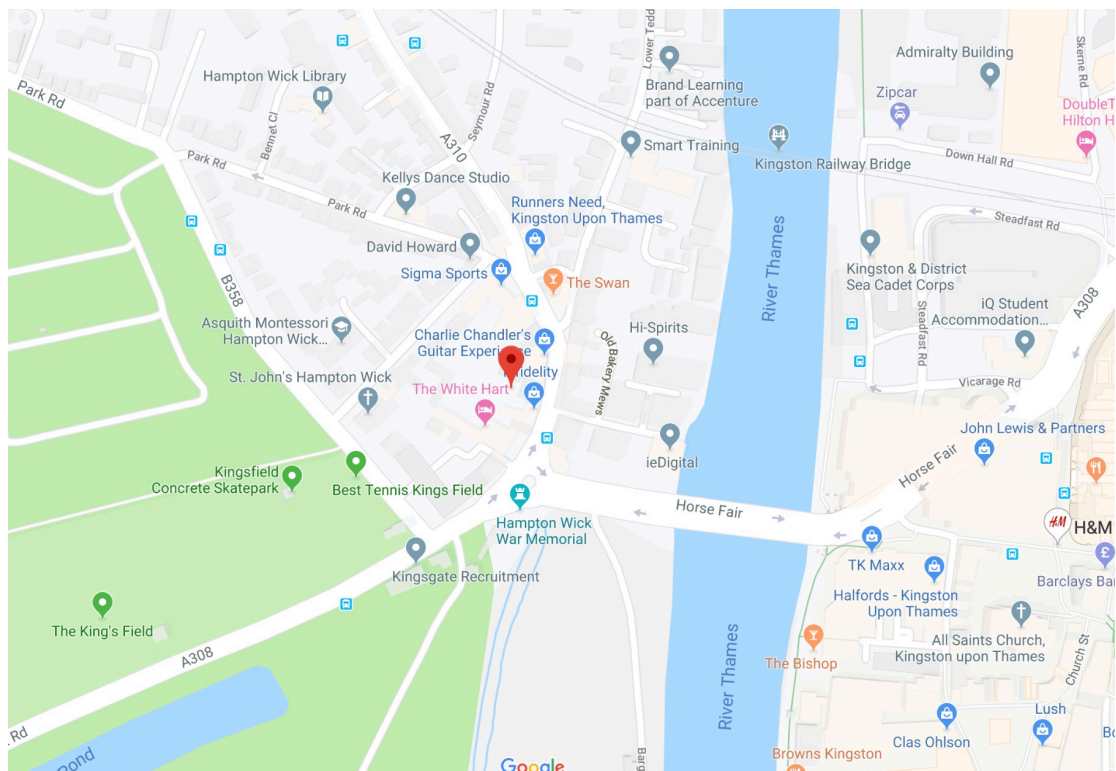
SIPP

The commercial unit may be purchased through a Sipp on 999 year lease.

EPC RATING - D

(see chart below)





A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

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This is how energy efficient the building is.

FURTHER INFORMATION

Viewing by appointment with Levene Commercial

Hugo Fay

020 8977 6885

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