

**28 Hill Street
Richmond
TW9 1TW**



**FREEHOLD RETAIL INVESTMENT WITH
DEVELOPMENT POTENTIAL**

FOR SALE

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
www.michaelrogers.co.uk

Investment Summary

- Located in the highly affluent London Borough of Richmond upon Thames
- Prime retail unit on Hill Street opposite Richmond Riverside development
- Fully let to Sushi Shop London Ltd (on assignment from Joseph Limited) until March 2024
- Total income of £104,000 per annum
- Freehold
- Asset management / development potential to split off the residential upper parts and redevelop the rear garage, subject to planning
- Offers sought in excess of £2,000,000 (Two Million Pounds), subject to contract and exclusive of VAT
- A purchase at this level would reflect a net initial yield of 4.89%, after allowing for purchaser's costs of 6.28%

Location

Richmond is one of the most desirable locations in London to live, work and shop. This highly affluent London Borough is located approximately 8 miles to the east of Central London.

Transport links are excellent, Richmond station provides London Underground (District Line), Overground, and National Rail services (fastest journey time to London Waterloo – 19 mins). Both the M3 and M4 motorways are easily accessible and Heathrow Airport is only 12 miles to the west.

Richmond is an established commercial centre, with a host of national and international retailers, numerous bars and restaurants as well as an excellent leisure offering.

Situation

28 Hill Street is prominently situated on Hill Street, in Richmond Town Centre, in a prime retailing position opposite the landmark Richmond Riverside development. The property forms part of a terrace of buildings that includes Cote, Byron, Antipodea, Space NK and Zadig & Voltaire.

Description

The property comprises a three-storey building fronting Hill Street with garage and rear access from Castle Mews, via Castle Yard. 28 Hill Street comprises a prominent ground floor retail unit with basement storage. Above the retail unit is a large two-bedroom flat split over first and second floor, with its own access via the rear of the property. To the rear there is a large garage / store accessed from Castle Mews.

Accommodation

The property provides the following approximate floor areas;

Floor	Description	Sq Ft (NIA unless stated otherwise)
Basement	Ancillary	740
Ground	Sales	1,135
Total Retail		1,875
First	Residential	607 (GIA)
Second	Residential	616 (GIA)
Total Residential		1,223 (GIA)
Garage / Store		340 (GIA)
Total Floor Area		3,438

Tenancy

The property is let to Joseph Limited on Full, Repairing and Insuring terms on a 15-year lease from 25th March 2009, to expire 24th March 2024, at a rent of £104,000 per annum exclusive. The lease

incorporates 5 yearly rent reviews and is contracted inside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Joseph Limited have assigned the lease to Sushi Shop London Ltd. We understand the upper floor residential accommodation has been let on an assured shorthold tenancy at a rent of £27,600 per annum.

Tenure

Freehold.



Asset Management / Development Potential

The current occupational lease includes the residential upper parts however we understand there is potential to re-gear the lease allowing the Landlord to take back the residential upper parts and rear garage / store. The rear garage / store has potential to be redeveloped into a Mews house, subject to planning. Residential capital values in the area are in the region of £800 - £1,200 per sq ft. Further information is available upon request.

Investment Comparables

Date	Property	Tenant	Net Initial Yield	Price
May 2018	55-56 George Street	Courlanders Jewellers	3.7%	£2.4m
Feb 2018	53 George Street	Carphone Warehouse	4.25%	£4.4m
Feb 2018	8 Red Lion Street	Franco Manca	4.05%	£3.25m

VAT

The property is elected for VAT and it is anticipated the sale will be treated as a TOGC.

Proposal

We are instructed to seek offers in excess of £2,000,000 (Two Million Four Hundred Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of 4.89%, after allowing for purchaser's costs of 6.28%.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

Subject to Contract
May 2019

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