

# LOT 10 - Richmond

Commercial Auction - 11th June 2025

allsop



## Well located Grade II Listed Freehold Shop and Residential Investment

11 & 13 Brewers Lane, Richmond, Surrey, TW9 1HH

## LOT 10 - Richmond

### Well located Grade II Listed Freehold Shop and Residential Investment

11 & 13 Brewers Lane, Richmond, Surrey, TW9 1HH

GUIDE PRICE \*

**£900,000+**

Commercial - 11th June 2025

Online

Bidding will open at 11.00 am for ALL lots. Lot 1 closes from 12.00 midday

#### Key Features

- Comprises 2 shops and 2 flats
- Total accommodation extending to 154.38 sq m (1,662 sq ft)(1)
- Situated within affluent and popular town in South West London
- Close to GANT, Ole & Steen, Boots and Tesco
- 400m from Richmond Rail Station
- VAT- Please refer to the Special Conditions of Sale

Total Current Rent Reserved

**£36,600 p.a.**

plus vacant flat

By Order of

Receivers

#### Tenure

Freehold



#### Location

- ★ Richmond upon Thames is a very popular and affluent town in South West London bordering the River Thames, between Putney and Twickenham, approximately 9 miles from Central London
- ▲ The town benefits from excellent road communications being located on the A316 which provides links to Central London and the A3/M25 Motorway
- 🚉 Richmond Station is approximately 400m from the property and provides Underground (District Line), Overground and National Rail Services
- 🚏 The property is situated in the heart of the town centre, on the north side of Brewers Lane, between George Street and Richmond Green
- 🛒 Occupiers close by on George Street include Holland & Barrett, Crew Clothing, Tesco Express, GANT, HSBC, Natwest and Ole & Steen amongst many other national multiples

#### Additional Information

- No.11a is self-contained and accessed from the front.
- The residential accommodation at No.13 is not self-contained and is accessed from the commercial unit.
- The Property is located within the Richmond Green Conservation Area.

VAT - Please refer to the Special Conditions of Sale



**Allsop**

Will Clough.

Tel: 07500 949587

Email: [will.clough@allsop.co.uk](mailto:will.clough@allsop.co.uk)**Sellers Solicitor**

Nick Davies.

Teacher Stern LLP

Tel: (0) 20 7611 2348

Email: [n.davies@teacherstern.com](mailto:n.davies@teacherstern.com)

Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
No. 11	K O Hopwood (t/a Kate Hopwood Jewellery)  <a href="http://www.katehopwoodjewellery.co.uk">www.katehopwoodjewellery.co.uk</a>	Ground Floor	16.24 sq m	175 sq ft	2 years from 25.10.2023 IR& I	£12,600 p.a.	Reversion 2025
		Basement (below 1.5m height) <sup>(1)</sup>	9.4 sq m	101 sq ft			
		<b>Subtotal</b>	<b>25.64 sq m</b>	<b>276 sq ft</b>			
No. 11a	Vacant	First & Second Floors - 2 rooms, kitchen & bathroom	33.86 sq m	364 sq ft	Vacant		
No. 13	108SQM Limited (t/a leftfieldbikes)	Ground Floor	26.92 sq m	290 sq ft	10 years from 01.11.2022 IR& I	£24,000 p.a.	Reversion 2032
		Basement	18.75 sq m	202 sq ft			
		<b>Subtotal</b>	<b>45.67 sq m</b>	<b>492 sq ft</b>			
No. 13a	Individual	First & Second Floors - 3 rooms, kitchen & shower room	49.21 sq m	530 sq ft	Assured Shorthold Tenancy from 27.05.2023	£0 p.a.	
<b>Total</b>			<b>154.38 sq m</b>	<b>1,662 sq ft</b>	<b>Total</b>	<b>£36,600 p.a.</b>	

(1) The basement floor area is taken from the Valuation Office Agency ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

N.B. Not inspected by Allsop LLP. Floor areas and accommodation details taken from a Valuation report unless otherwise stated.

Featured 1





Featured 2





### Featured 3





Featured 4





Featured 5

























## Disclaimer

- - -

### Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

#### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

#### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

#### Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

#### Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

#### Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
14. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
15. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing. The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.