



1910

1910

1910

LLOYDS
No.1
BAR

LLOYDS No.1 BAR

LASER
REQUEST

TO LET
020 7440 1840

CASH & CARRY

CAR PARKING
BENTALLS
CAR PARK IS CLOSED
CAR PARK IS OPEN
ALTERNATIVE PARKING
AT SEVEN KINGS
FOLLOW SIGNAGE



FREE BEER WITH CHIPS
5 INCLUDES A FREE DRINK

LLOYDS
No.1
BAR



Yellow sign on the red truck: "Caution: Heavy Vehicle" and other safety information.

GARDEN CARE
SUPPLIES LTD
020-8397 9922

LOOMIS

**153-161 Clarence Street
Kingston Upon Thames
Surrey, KT1 1QT**

**Substantial Freehold Prime Investment
In excess of 90% of the income to JD Wetherspoon Plc
for a further 21.5 years unexpired.**

Location

Kingston Upon Thames is situated approximately 18 km (11 miles) south west of Central London. Nearby centres include Staines approximately 18 km (11 miles) to the west with Richmond Upon Thames approximately 5 km (3 miles) to the north.

The town benefits from excellent road communications being situated at the intersection of the A307/A308. The A3, linking Central London to Portsmouth, is approximately 5 km (3 miles) to the east and connects with the M25 (junction 10) a further 21 km (13 miles) to the south west.

Kingston Upon Thames mainline railway station provides a regular service to Central London (Waterloo) in a fastest journey time of approximately 28 minutes.

Demographics

Kingston Upon Thames has a resident Urban Area population (2001) of approximately 146,873 with a District population (1994 estimate) within 10 km (6 miles) of the centre of 962,643 rising to 3,969,387 within 20 km (12 miles) of the centre.

The town has a skilled and affluent population with key demographic data set out below:

Mosaic Consumer Classification	Kingston Upon Thames (Urban Area)	Great Britain
Symbols of Success	18.03%	9.70%
Suburban Comfort	24.20%	14.69%
Urban Intelligence	32.51%	7.35%
Class Groupings A, B & C1 (2001)	68.50%	51.10%
Household Owner Occupier (2001)	71.50%	68.30%
Claimant Count Unemployment Rate (TTWA April 2009)	3.00%	4.30%

Situation

The property is well located with a substantial frontage to the west side of Clarence Street and is strategically positioned adjacent to the prime retailing pitch with Kingston Upon Thames mainline railway station 200 m to the north. The Rotunda Multiplex Leisure complex is situated opposite.

Description

Originally built in 1910 the property is constructed with an attractive detailed masonry and stonework facade and is arranged on basement, ground and two upper floors. The property provides a ground floor retail unit with an A3 unit at basement, ground and part first floor levels. The remainder of the part ground, part first and second floors are in the process of being fitted out for use as a church, learning facility, offices and conference centre together with a coffee shop facility to be added over the north open terrace.

Tenure

Freehold subject to the benefit of the long leasehold interest as outlined in the attached tenancy and accommodation schedule.

The property benefits from a right of way over the land hatched brown on the attached OS plan.

Tenancies

The investment is let on three effective full repairing and insuring leases in accordance with the attached tenancy schedule.

Please see the attached tenancy and accommodation schedule.

Covenants

JD Wetherspoon plc, for the year ending 26 July 2009, reported a tangible net worth of £162,835,000 and pre tax profits of £45,029,000 from a turnover of £955,119,000. Dun & Bradstreet have provided a credit rating of 5A1.

For additional information please see www.jdwetherspoon.co.uk

London Church International, for the year ending 30 November 2008, reported a tangible net worth of £858,667 and pre tax profits of £18,271 from a turnover of £603,390. Dun & Bradstreet have provided a credit rating of 1A1.

For additional information please see www.lci.org.uk

Planning

The property is neither listed nor situated within a conservation area.

VAT

Our client has elected to waive their exemption from VAT and, as such, VAT will be payable on the purchase price.

Pricing

Offers in excess of £4,290,000 (Four Million, Two Hundred and Ninety Thousand Pounds) subject to contract and exclusive of VAT reflecting an initial yield of 6.25% net of purchase costs at 5.7625%.

153-161 Clarence Street, Kingston Upon Thames - SCHEDULE OF TENANCIES & ACCOMMODATION

TENANT ADDRESS	FLOOR	USE	ACCOMODATION		Start	LEASE Expiry (Break)	Review	RENT PA	Term Certain (ii)	COMMENTS
			GIA (i)							
			sq m	sq ft						
JD Wetherspoon Plc 153-157 Clarence Street	1	A3 / Ancill	526.00	5,662	25/12/1996	24/12/2031	25/12/2011	£257,500	21.50 years	
	G	A3	864.06	9,301						
	B	Storage	182.46	1,964						
	Sub Total		1,572.52	16,927						
Messrs M Chauhdry & SM Khan 161 Clarence Street	G	Retail	37.16	400	20/07/2007	19/07/2022	20/07/2012	£25,000	12.08 years	Lease excluded from s24-28 of the L&T Act 1954.
London Church International 153-161 Clarence Street	2	D1	801.26	8,625	08/04/2010	07/04/3009	08/04/2011	£1,000	998.75 years	Rent is reviewed annually in accordance with RPI. Tenant exempt from service charge contributions for the first 3 years of the term.
	1	D1	411.64	4,431						
	G	Entrance	46.45	500						
	Sub Total		1,259.35	13,556						
Total			2,869.03	30,883				£283,500		

(i) Areas have been provided from our clients management records.

(ii) With effect from: 24/06/2010

Should you require additional information please contact:



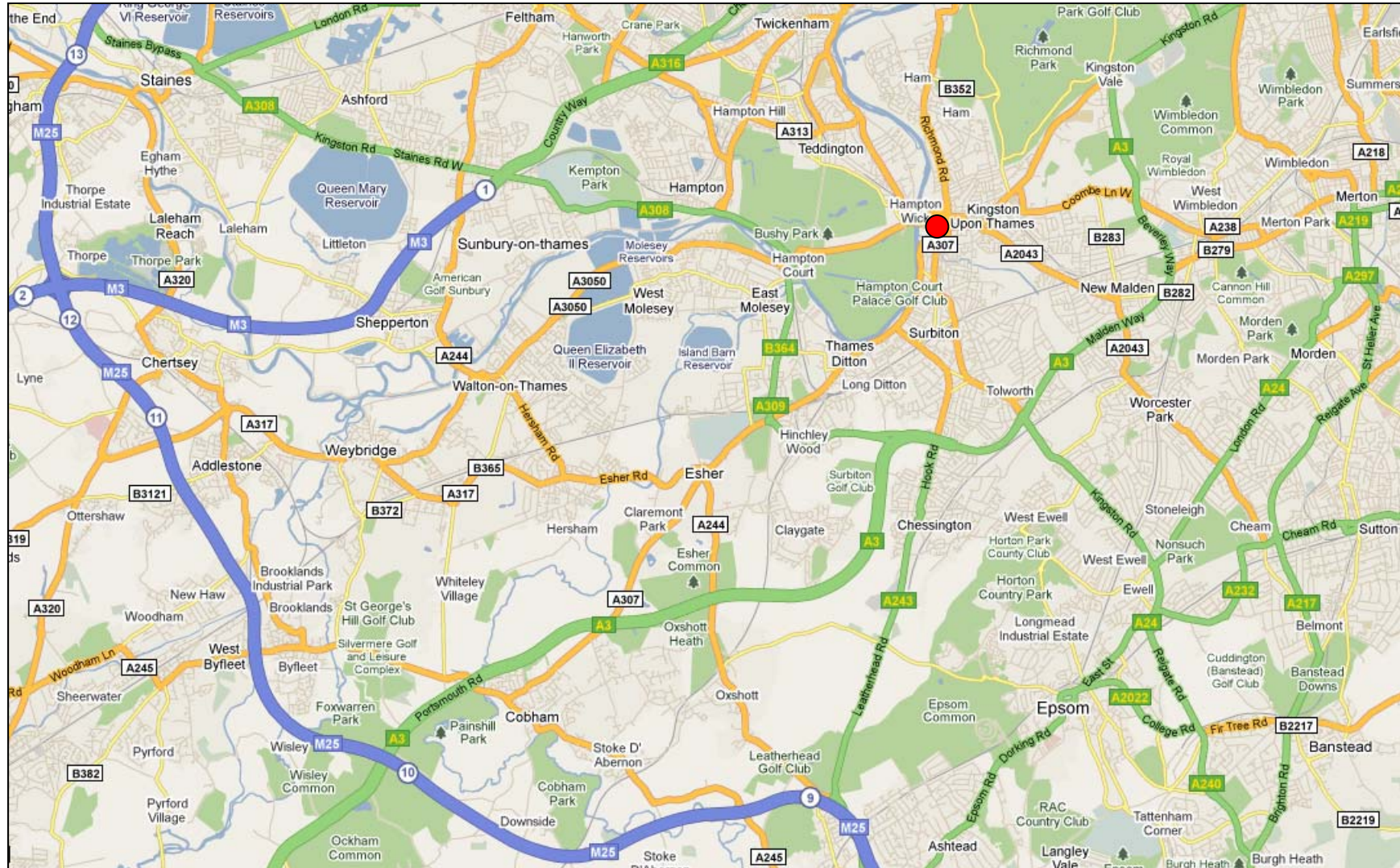
6A Wimpole Street, London, W1G 8AL

Tel: 020 7323 1010

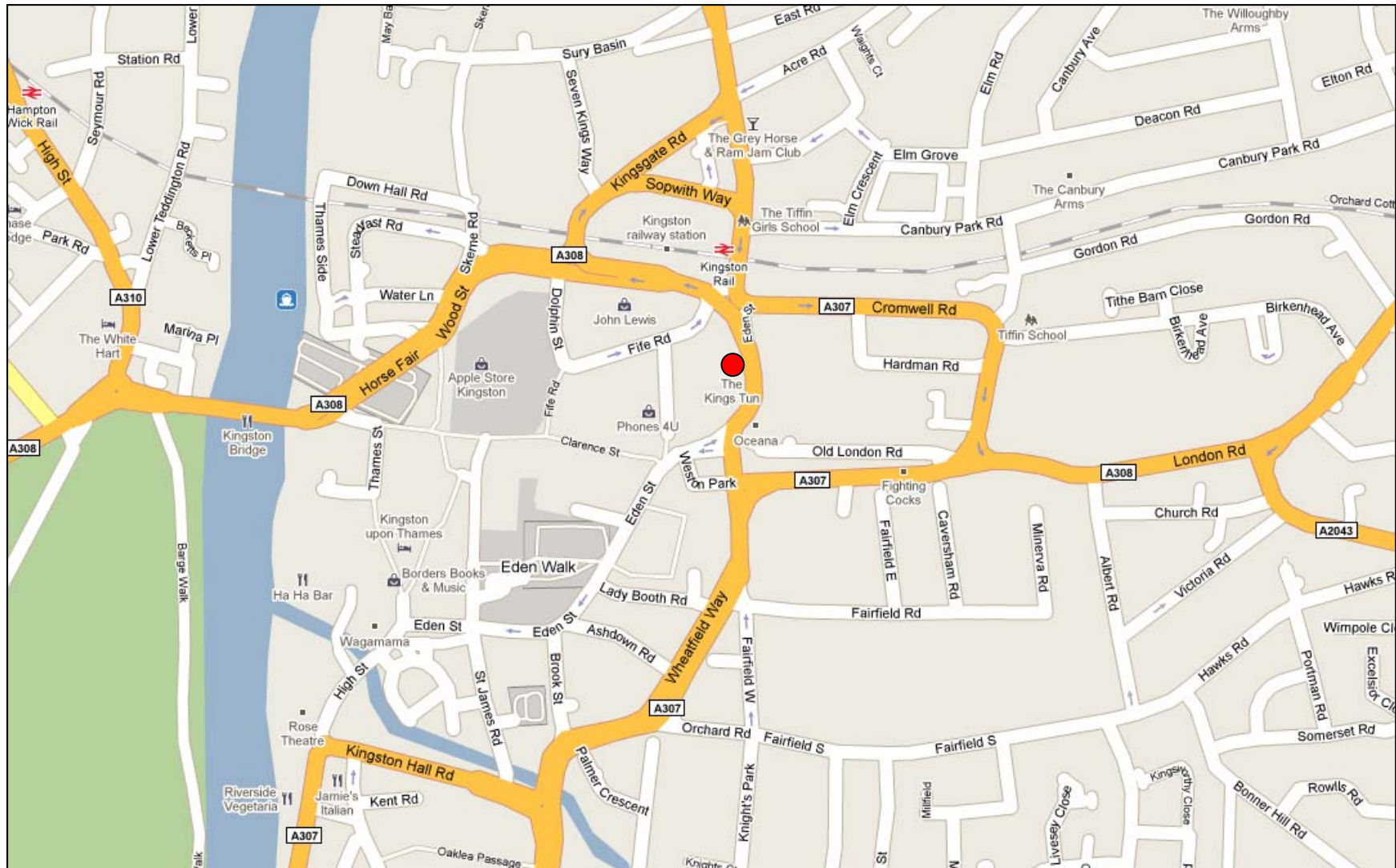
Fax: 020 7323 6600

David Baroukh 020 7631 2244 david@dbaprop.co.uk

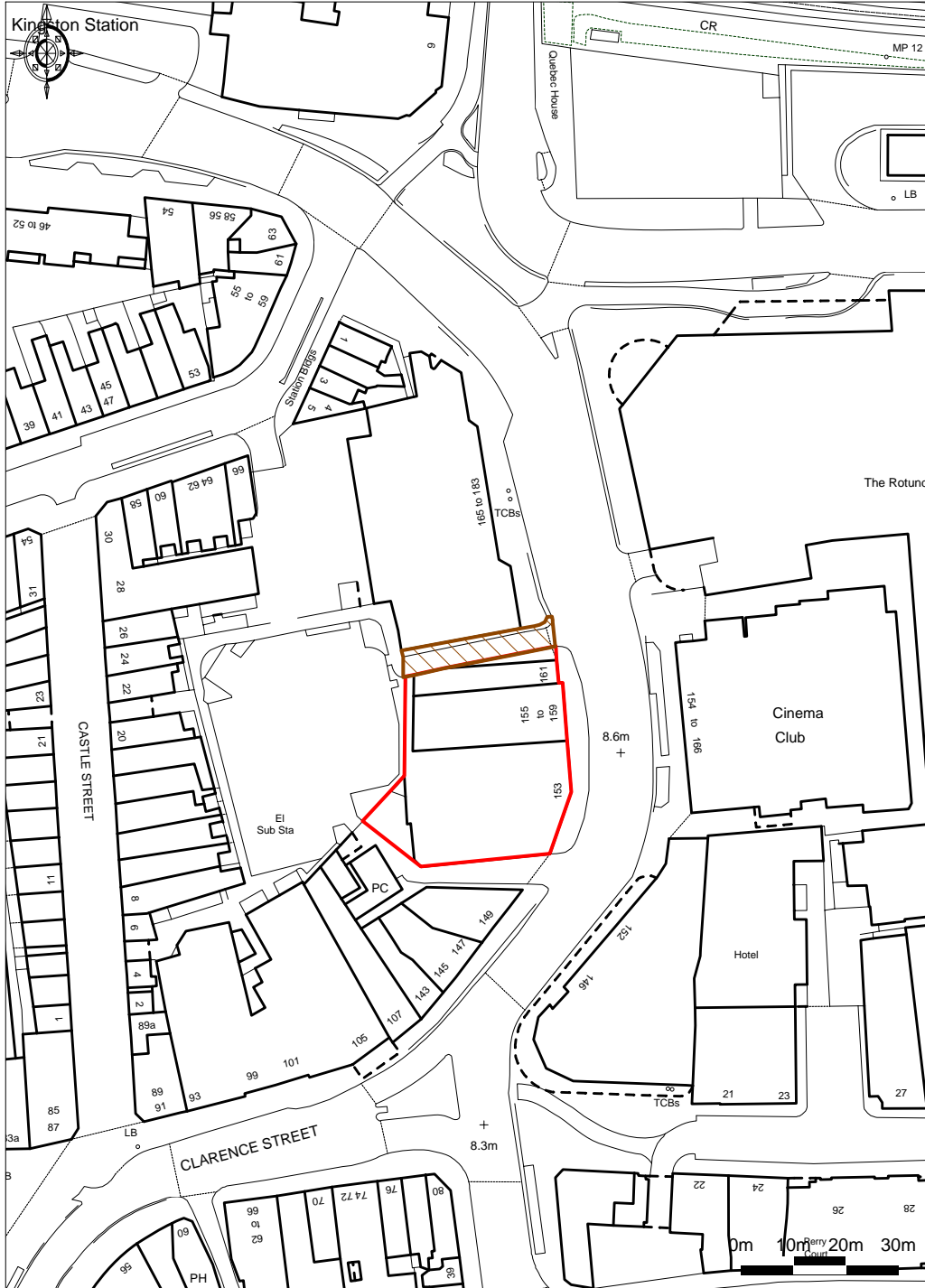
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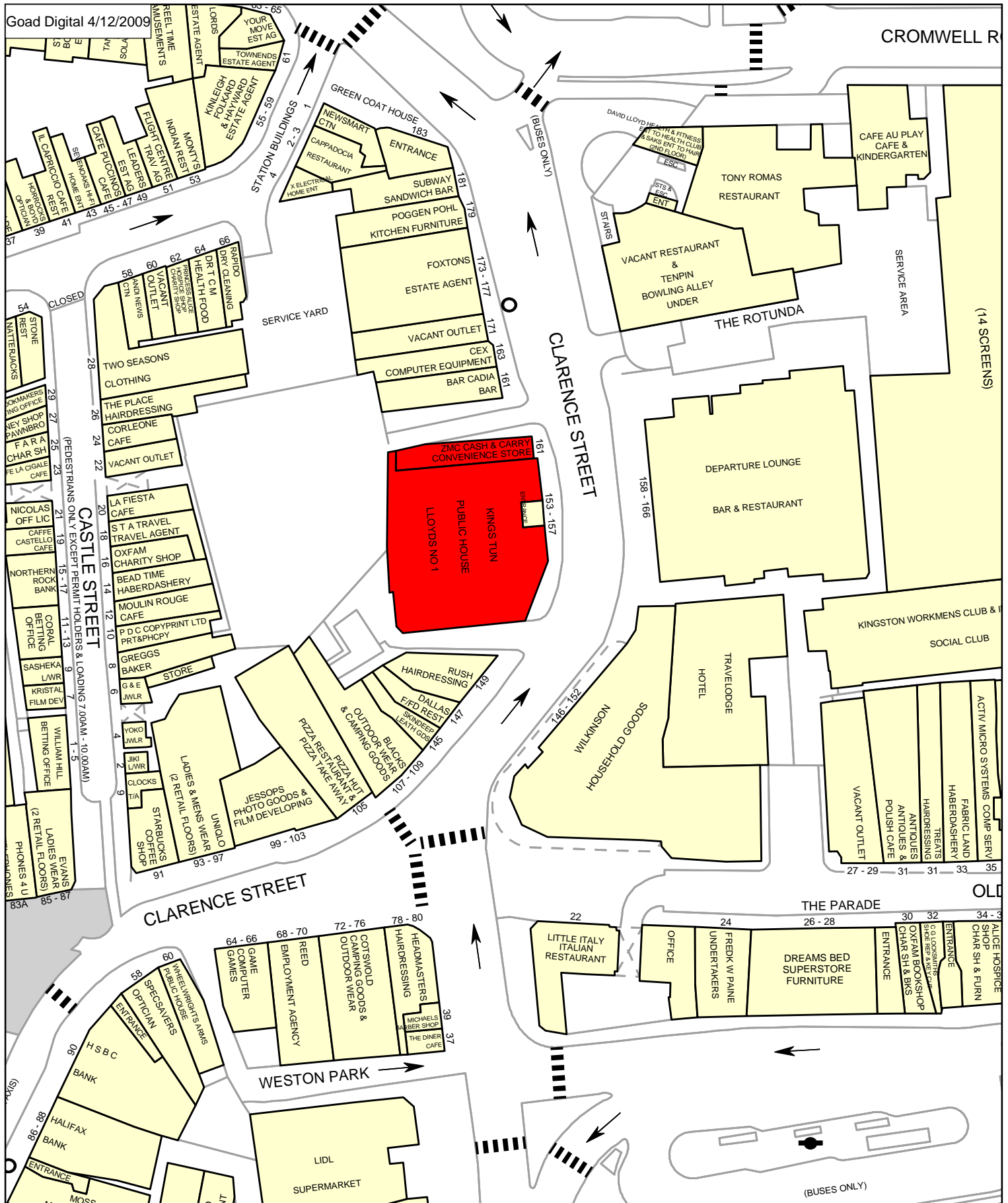


153-161 Clarence Street, Kingston Upon Thames, KT1 1QT



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Getmapping plc 2010. Plotted Scale - 1:1300





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For more information on our products and services:
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50 metres

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April 2010