

**CITY PLUMBING SUPPLIES:
1 PARK ROAD, HAMPTON TW12 1HE
159 STANLEY ROAD, TEDDINGTON TW11 8UF**



DESCRIPTION

The two properties comprise trade counter and showroom investments located in affluent south west London suburbs.

TENANCY

Both properties are let on 15 year FRI leases from June 2019 to City Plumbing Supplies Holdings Ltd (a Travis Perkins Plc subsidiary). The passing rent in Hampton is £26,500 per annum and in Teddington the rent is £12,000 per annum, both subject to five yearly upward only OMV reviews.

TENURE

Freehold.

PRICE AND YIELD

Hampton was sold at a price £675,000, reflecting an NIY of 3.73%.

Teddington was sold at a price of £325,000, reflecting an NIY of 3.57%.

TRANSACTION

HSM acted on behalf of the vendor, Travis Perkins (Properties) Ltd, on the sale to a private investor. (August 2019).