



**SITUATION**

Occupying a prominent trading position in this pedestrianised town centre, opposite Primark, adjacent to Natwest and amongst a host of multiple traders including Marks & Spencer, Argos, JD Sports, Specsavers, Vision Express, Greggs, Paddy Power, Ryman and many more. Hounslow Central & Hounslow East Underground Stations (Piccadilly Line) are within close proximity. The Blenheim Centre, which is anchored by Asda and includes a large customer car park, is directly to the rear of the property. Hounslow is one of the major outer London retail centres, only 3 miles east of Heathrow Airport. The A4 provides excellent road communications into Central London with fast links to the M4 (Junction 3) and approximately 10 miles west of Central London.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor level. In addition, there is a rear service road for unloading.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**Note 1: Planning was granted in 1999 (now lapsed) by London Borough of Hounslow for erection of first and second floor rear extension and conversion to provide two self-contained two bed flats.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'8" Internal Width 16'6" Shop Depth 51'0" Built Depth 83'2" Sales Area Approx 785 sq ft Rear Preparation/Store Area Approx 275 sq ft 2 WCs <b>Total Area Approx 1,060 sq ft</b>	Glazegrove Ltd t/a Subway	15 years from 28th February 2005	£57,500	FRI Rent Review 2015 £27,500 Rent Deposit held <b>Note 2: The lessee has recently re-fitted the shop to encompass the new Subway branding</b>
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 20th January 2013	£13,200	AST Tenant has been in occupation 6 years
<b>TOTAL</b>				<b>£70,700</b>	

**£70,700 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**



**VENDOR'S SOLICITORS**  
TWM Solicitors - Tel: 01372 729 555  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts