

6 WEEK COMPLETION



SITUATION

Diagonally opposite **Debenhams** and **Primark** and the modern **Treaty Shopping Centre** which includes 40 shops and parking for 645 cars.

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

Forming part of a detached building comprising a **Triple Frontage Ground Floor Restaurant.**

ACCOMMODATION

Ground Floor Restaurant (65 covers)

Gross Frontage	48'6"
Internal Width	43'9"
Shop Depth	30'1"
Built Depth	41'7"
2 WCs	

VAT is NOT payable in respect of this Lot

Net Rent
£28,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

TENURE

Leasehold for a term of 99 years from 21st March 1993 (thus having approx. 78 ¼ years unexpired) at a current ground rent of £2,000 p.a. rising to £4,000 in 2026 and £6,000 in 2059.

TENANCY

The property is let on a full repairing and insuring lease to **J. Pereira and H. Sajawal t/a Bombay Wok** for a term of 15 years from 28th June 2013 at a current rent of **£30,000 per annum** exclusive.

Rent Reviews 4 yearly



JOINT AUCTIONEERS
Cooper Kendall - Tel: 020 7495 3366
Ref: J. Cooper Esq – Email: jeffrey@cooperkendall.co.uk

VENDOR'S SOLICITORS
YVA Solicitors - Tel: 020 8445 9898
Ref: M. Votsis, Esq - Email: mv@yvasolicitors.com

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 £500 (including VAT) upon exchange of contracts