



SITUATION

Located between Staines Road and Grove Road being within close proximity to Hounslow Central Underground Station (Piccadilly Line), Hounslow Station (Main Line) and the varied shopping facilities in the Town Centre.

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 detached building planned on ground and first floors comprising **9 Self-Contained Studio Flats**. The property benefits from gas central heating (not tested), UPVC double glazing and a rear yard.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide that VAT may be payable under certain circumstances.

FREEHOLD

**£49,580.04 p.a. Plus
2 Vacant Flats**

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page



JOINT AUCTIONEERS
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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 £500 (including VAT) upon exchange of contracts



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	Studio Room incl. Kitchenette, Shower Room/WC	VACANT			
Flat 2 (Ground Floor)	Studio Room incl. Kitchenette, Shower Room/WC	Individual	1 year from 1st April 2014	£6,000	AST
Flat 3 (Ground Floor)	Studio Room incl. Kitchenette, Shower Room/WC	Individual	1 year from 26th November 2010	£7,200	AST Holding Over
Flat 4 (Ground Floor)	Studio Room incl. Kitchenette, Shower Room/WC	2 Individuals	1 year from 27th June 2013	£6,000	AST Holding Over
Flat 5 (Ground Floor)	Studio Room incl. Kitchenette, Shower Room/WC	Individual	1 year from 23rd November 2011	£6,600	AST Holding Over
Flat 6 (First Floor)	Studio Room incl. Kitchenette, Bathroom/WC	Individual	1 year from 14th June 2012	£8,100	AST Holding Over
Flat 7 (First Floor)	Studio Room incl. Kitchenette, Shower Room/WC	Individual	1 year from 13th June 2011	£7,280.04	AST Holding Over
Flat 8 (First Floor)	Studio Room incl. Kitchenette, Shower Room/WC	Individual	1 year from 18th February 2011	£8,400	AST Holding Over
Flat 9 (First Floor)	Studio Room incl. Kitchenette, Shower Room/WC	VACANT			
TOTAL				£49,580.04 plus 2 Vacant Flats	