



SITUATION

Located close to the junction with Jersey Road in this retail parade, adjacent to a **Costcutter**, opposite an **M&S/BP Garage** and amongst a variety of independent traders, on the main A4 Great West Road, one of the main arterial roads connecting Central London with Heathrow Airport and West London.

Hounslow is one of the major outer London suburbs, situated only 3 miles east of Heathrow Airport and approx. 10 miles west of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Office	Gross Frontage Area Approx. 20'0" 960 sq ft ¹	S.Z. Solicitors	From 28th September 2018 to 1st January 2028	£22,500	FRI Rent Reviews July 2023 (Outstanding) and 2028 £4,750 Rent Deposit held.
Flat 502a (First Floor)	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 850 sq ft ²)	Individual(s)	AST	£15,000	Holding over.
Flat 502b (Second Floor)	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 775 sq ft ²)	Individual(s)	AST	£15,000	Holding over.
				Total: £52,500	

¹Not inspected by Barnett Ross. Area taken from VOA.

²Not inspected by Barnett Ross. Area taken from EPC.

PROPERTY

A mid terrace building comprising a **Large Ground Floor Shop/Office** with separate front and rear access to **2 Self-Contained Flats** on first and second floors.

The building has a total Gross Frontage of 25'0" and there is a rear service road with vehicular access to park 4 or 5 cars.

VAT is NOT applicable to this Lot

FREEHOLD

£52,500 per annum

The Surveyors dealing with this property are
John Barnett and **Zac Cheek**

Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: David Spitzer

Email: dspitzer@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

