

6 WEEK COMPLETION

**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.

TENANCIES & ACCOMMODATION

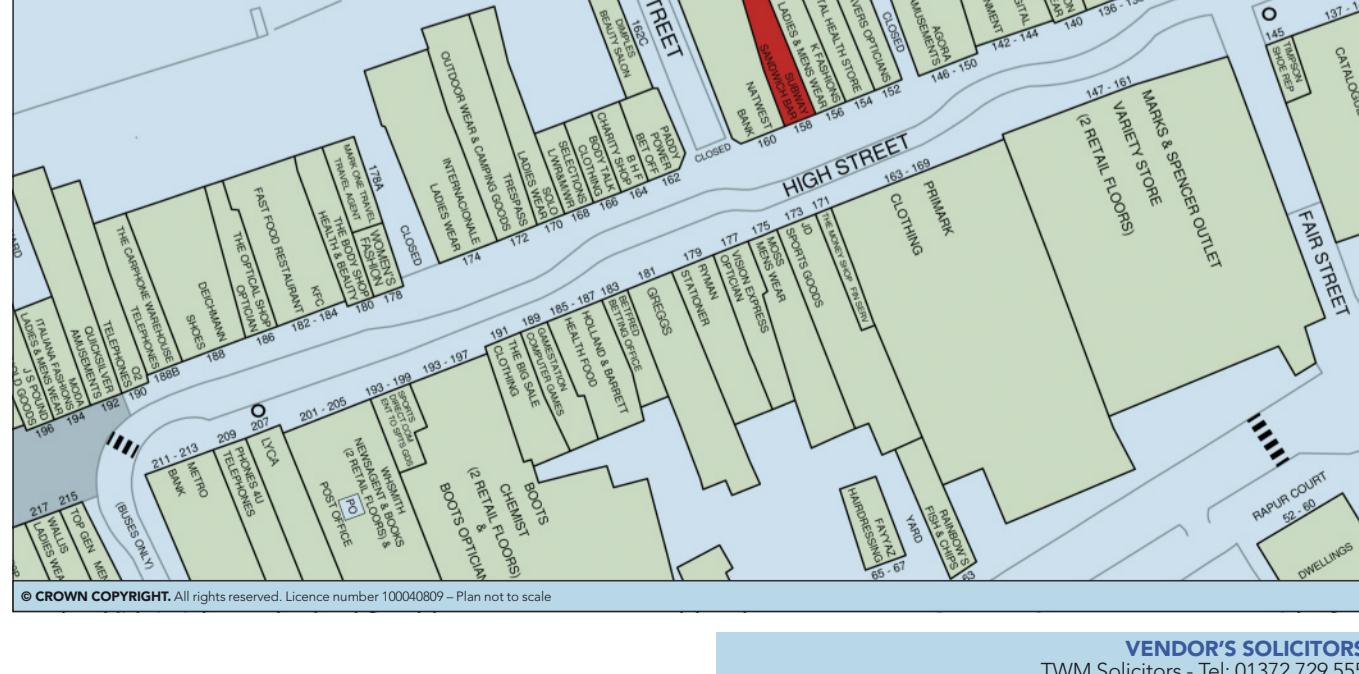
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'8" Internal Width 16'6" Shop Depth 51'0" Built Depth 83'2" Sales Area Approx 785 sq ft Rear Preparation/Store Area Approx 275 sq ft 2 WCs Total Area Approx 1,060 sq ft	Glazegrove Ltd t/a Subway	15 years from 28th February 2005	£57,500	FRI Rent Review 2015 £27,500 Rent Deposit held Note 2: The lessee has recently re-fitted the shop to encompass the new Subway branding
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
			TOTAL	£70,700	

£70,700 per annum

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

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View from the Property



VENDOR'S SOLICITORS

TWM Solicitors - Tel: 01372 729 555

Ref: Ms Claire Fountain - Email: claire.fountain@twmsolicitors.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 £350 (including VAT) upon exchange of contracts