

# 113 High Street Hounslow, Greater London TW3 1QT

lot 26

## Public House and Residential Investment

- Let to Bar 113 Limited (1)
- Includes two residential flats
- Busy pedestrianised High Street location
- Nearby occupiers include Ladbroskes, Argos, Marks & Spencer, Primark, Moss Menswear and HSBC Bank
- Six Week Completion Period Available

Rent  
£46,800  
per annum  
exclusive  
(2)



### Location

Miles: 12 miles west of Central London  
Roads: A4, M4, M25  
Rail: Hounslow East Underground Station (Piccadilly Line), Hounslow Central Underground Station (Piccadilly Line)  
Air: Heathrow Airport (2 miles)

### Situation

The property is situated on the south side of the busy pedestrianised High Street, close to the junction with Hanworth Road. Nearby occupiers include Ladbroskes, Argos, Marks & Spencer, Primark, Moss Menswear and HSBC Bank.

### Description

The property comprises ground floor public house accommodation, ancillary accommodation in the basement and part of the first floor. The remaining part of the first floor comprises a self-contained three bedroom flat and a studio flat. The property benefits from rear access via Hanworth Road.

### Tenure

Virtual Freehold. Held for a term of 999 years from 12th November 1996 at a peppercorn rent.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Basement	Ancillary	121.70 sq m (1,310 sq ft)	<b>BAR 113 LIMITED (1)</b>	Management Agreement (2)	£46,800
Ground	Public House	125.88 sq m (1,355 sq ft)			
First	Ancillary	32.52 sq m (350 sq ft)			
First	3 Bedroom Flat	75.43 sq m (812 sq ft)			
First	Studio	9.92 sq m (100 sq ft)			
<b>Total</b>		<b>365.45 sq m (3,927 sq ft)</b>			<b>£46,800 (2)</b>

(1) Bar 113 Limited were formerly GRG Leisure Ltd.

(2) Bar 113 Limited occupy the property by virtue of a Management Agreement between Bar 113 Limited and the previous sub tenant, The Barracuda Pub Company Limited. Under the terms of the Management Agreement, a licence fee of £900 per week is payable. The rent shown above has been annualised. The Management Agreement is for a term until 22nd September 2014 and may be determined by the Bar 113 Limited at any time on 6 months' written notice. The vendor may determine the agreement at any time on various grounds including breach by Bar 113 Limited, insolvency of Bar 113 Limited or a change of control of Bar 113 Limited. Please see clause 8 of the Management Agreement (a copy of which is available in the Legal Pack) for more details.

### For further details please contact:

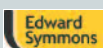
**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk

**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk

www.acuitus.co.uk

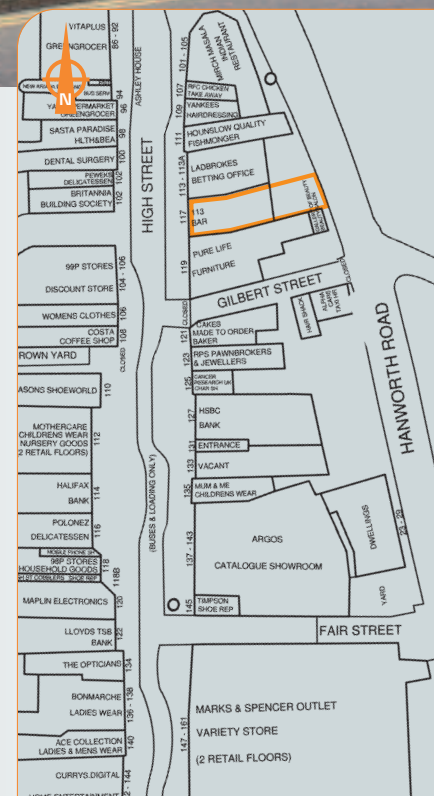
### Associate Auctioneers:

**Edward Symmons LLP**  
2 Southwark Street,  
London SE1 1TQ.  
Tel: +44 (0)20 7955 8454.  
Email: jai.khandpur@edwardsymmons.com  
Ref: Jai Khandpur.



### Solicitors:

**TLT Solicitors LLP**  
1 Redcliffe Street, Bristol BS1 6TP.  
Tel: +44 (0)117 917 8429.  
Email: debbie.hudson@tltsolicitors.com  
Ref: Debbie Hudson.



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU0007016 from Expirian Goad, Hatfield, Herts. For identification purposes only - please see documentation.