

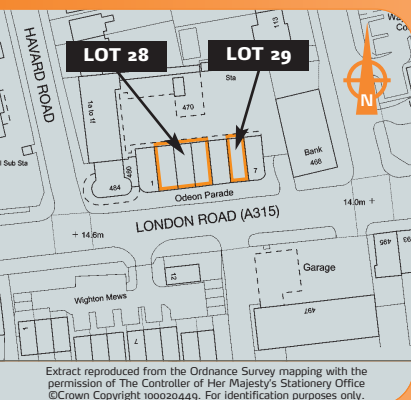
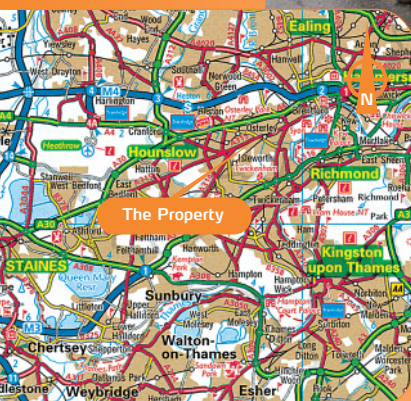
lots 28
& 29

Rent
Lot 28
£28,000
p.a.x.
Lot 29
£15,000
p.a.x.

2-4 Odeon Parade and 6 Odeon Parade, London Road (A315)
Isleworth, Greater London TW7 4DE

Virtual Freehold Retail Investments

- To be offered as two separate lots
- Let until 2026 and 2028
- Prominent corner position
- Nearby occupiers include Barclays Bank, NatWest Bank, William Hill and Kwik Fit
- Established office area
- Affluent South-West London suburb
- Six Week Completion Period Available



Location

Miles: 10 miles west of Central London
2.5 miles north-west of Richmond
1.5 miles north-west of Royal Mid Surrey Golf Course
5 miles east of London Heathrow Airport

Roads: London Road (A315), A4, M4 (Junction 2)

Rail: Isleworth Railway Station

Air: 5 miles to London Heathrow, London Gatwick and London City Airport

Situation

Isleworth is an attractive and affluent south-west London suburb situated on the west bank of the River Thames. The property is prominently situated in a corner location on the north side of the London Road close to its junction with The Grove.

Description

The properties comprise two ground floor retail units, each forming part of a larger building.

Tenure

Virtual Freehold. Held for a term of 996 years from 25th March 2004 at a peppercorn rent.

VAT

VAT is not applicable to these lots.

Tenancy and accommodation

Lot	Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
28	2-4	Ground	Retail	180.23 sq m (1,940 sq ft)	PREMIER RETAIL PARTNERS LTD (t/a Nisa) (1)	15 years from 24/06/2011 until 23/06/2026	£28,000	2016 and 2021
29	6	Ground	Retail	55.60 sq m (598 sq ft)	MR ANTRANIK SARKASSIAN (t/a Cocoon Hair & Beauty)	16 years from 2012 until 2028	£15,000	2016 and 4 yearly
Totals				235.83 sq m (2,538 sq ft)	£43,000			

(1) Nisa is a unique member owned organisation, helping independent retailers remain competitive in the food and drink markets. Nisa represents over 1,134 registered shareholders operating over 4,000 stores. (www.corporate.nisaretail.com)

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