

# Argos, 137-143 High Street Hounslow, Greater London TW3 1QL

lot 17

## Freehold Retail Investment

- Entirely let to Argos Limited
- Prominent corner position
- Busy High Street location
- Residential potential on upper floors (subject to necessary consents)
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- Nearby occupiers include Marks & Spencer, Primark, Moss Menswear, HSBC Bank and Boots the Chemist
- Twelve Week Completion

Rent  
**£159,000**  
per annum  
exclusive



### 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 High Street, adjacent to the junction with Fair Street. Neighbouring occupiers include Marks & Spencer, Primark, Moss Menswear, HSBC Bank and Boots the Chemist.

### Description

The property comprises ground floor retail accommodation with first and second floor ancillary accommodation. The property benefits from a significant frontage to the High Street and rear access.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	817.91 sq m (8,804 sq ft)	<b>ARGOS LIMITED (1)</b>	15 years from 26/11/2004 on a full repairing and insuring lease	£159,000	26/11/2014 (25/11/2019)
First	Ancillary	585.99 sq m (6,307 sq ft)				
Second	Ancillary	172.23 sq m (1,853 sq ft)				

**Totals** 1,576.13 sq m (16,964 sq ft) **£159,000**

(1) For the year ending 30/03/2012, Argos Limited reported a turnover of £3,749,910,000, pre-tax profits of £17,035,000 and a total net worth of £1,170,118,000. (Source: www.riskdisk.com 04/04/2013)

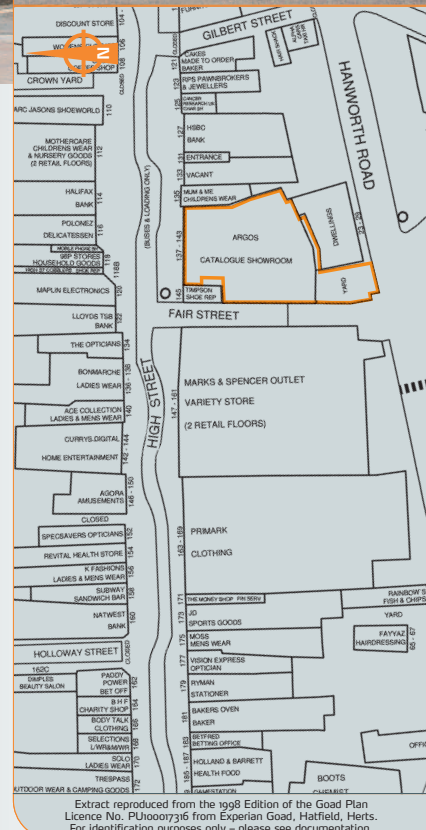
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