

## 209 High Street Hounslow, Greater London TW3 1BL

lot 41

**Freehold Retail Investment with  
Residential Development Potential over  
Two Vacant Upper Floors**

- Ground floor shop let to Phones 4U Limited on a 10 year lease until December 2018
- Vacant residential upper parts with development potential
- Prominent town centre location

- Nearby occupiers include Boots The Chemist, W H Smith, Debenhams, Barclays Bank, KFC and Primark
- Six Week Completion

**Rent  
£55,000  
per annum  
exclusive**



On Instructions  
from

**Helix**  
Property Advisors

### Location

Miles: 10 miles west of Central London

Roads: A4, A30, M4, M25

Rail: Hounslow Rail Station, Hounslow Central Underground Station

Air: London Heathrow Airport 5 miles

### Situation

The property is situated on the south side of the High Street in Hounslow's prime retailing area and within moments from the entrance to the Treaty Shopping Centre which is anchored by Debenhams. The immediate area has many well known High Street retailers including Boots The Chemist, WH Smith, Barclays Bank, KFC and Primark.

### Description

The property comprises a ground floor retail unit and a first and second floor residential maisonette with separate access from the rear.

The sellers have recently granted a new commercial lease over the ground floor only, thereby retaking possession of the residential parts. These have the potential for conversion and extension to create two self-contained flats (subject to consents).

### Planning

For planning enquiries please contact London Borough of Hounslow. [www.hounslow.gov.uk](http://www.hounslow.gov.uk). Tel: +44 (0)20 8583 2000.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	185.81 sq m (2,000 sq ft)	<b>PHONES 4U LIMITED (1)</b>	10 years from 25/12/2008 on an effective full internal repairing and insuring lease (2)	£55,000 (3)	24/12/2018
First & Second	Residential	106.47 sq m (1,146 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>		<b>292.28 sq m (3,146 sq ft)</b>				

(1) For the year ending 31st December 2012, Phones 4U Limited reported a turnover of £963,686,000, pre-tax profits of £88,810,000 and a total net worth of £375,377,000. (Source: [www.riskdisk.com](http://www.riskdisk.com) 20/02/2014)

(2) The lease has been determined as to the first and second floors.

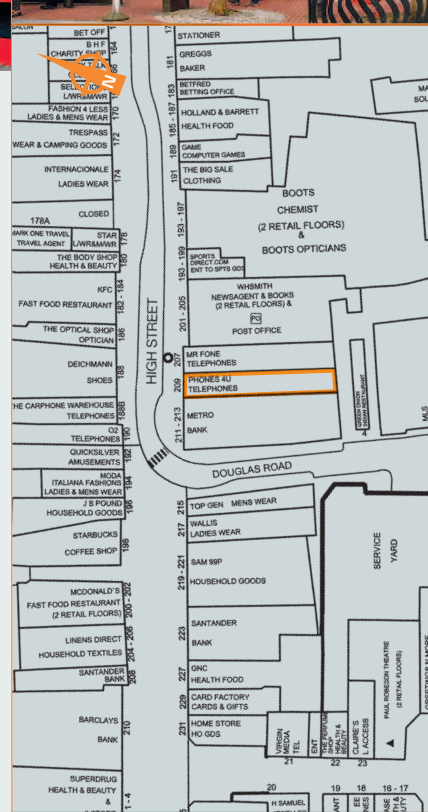
(3) The lease is subject to a 6 month rent free period from 25th December 2013 until 25th June 2014.

### For further details please contact:

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### Solicitors:

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