

## lot 12

# 168 High Street

## Hounslow, Greater London TW3 1BQ

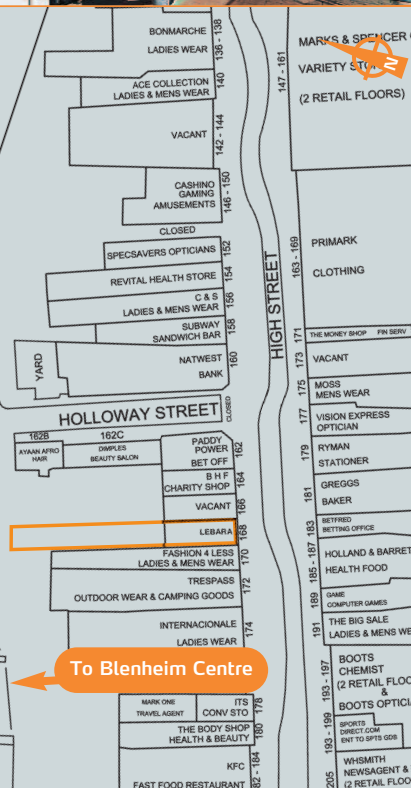
Rent  
**£32,800**  
per annum  
exclusive  
with a self-  
contained  
flat to be let

Freehold Retail and Residential  
Investment

- Prominent town centre location on busy High Street
- Includes retail unit and 2 self-contained flats, one with vacant possession

- Immediately adjacent to the proposed Phase 2 of the Blenheim Centre
- Nearby occupiers include Boots the Chemist, Marks & Spencer, Primark, KFC and WH Smith

On behalf of



### Location

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

### Situation

The property is situated in a strong trading position on the north side of busy High Street close to the 22-unit Treaty Shopping Centre. The property is immediately adjacent to the proposed Phase 2 of the Blenheim Centre, a major mixed use scheme comprising 525 new homes, cafés, restaurants, a multiplex cinema and a new town square. Nearby occupiers include Boots the Chemist, Marks & Spencer, Primark, KFC and WH Smith.

### Description

The property comprises ground floor retail accommodation and two self-contained flats on the first and second floors which are accessed from the rear. The property benefits from car parking to the rear. Hounslow High Street is currently undergoing a road resurfacing programme.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

The adjoining property at No. 166 High Street is being offered as Lot 18.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
	Ground	Retail	72.39 sq m (779 sq ft)	<b>INDIVIDUAL (t/a Lebara)</b>	Let from 21/01/2015 on a full repairing and insuring lease (2)	£20,800	19/01/2017 (1)
168A	First	Residential	2 Bedroom Flat	<b>INDIVIDUAL</b>	Let on an Assured Shorthold Tenancy until 05/02/2016	£12,000	
168B	Second	Residential	1 Bedroom Flat	<b>VACANT</b>			
<b>Total Commercial Floor Area</b>			<b>72.39 sq m (779 sq ft)</b>			<b>£32,800</b>	

(1) The seller has been informed that the property, specifically the rear land, is affected by the proposed development of Phase 2 of the Blenheim Centre and the Council may need to purchase the land at the rear of the property. For more details please see the correspondence in the legal pack.

(2) The lease is outside the Security of Tenure provisions of the Landlord & Tenant Act 1954 and provides a mutual rolling option to determine the lease from 21st January 2016 on 6 weeks' notice.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)20 7320 3968.  
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See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

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