

166 High Street Hounslow, Greater London TW3 1BQ

Freehold Retail and Residential Investment

- Prominent town centre location on busy High Street
- Includes retail unit, 2 self-contained flats and car parking
- Immediately adjacent to the proposed Phase 2 of the Blenheim Centre

- Nearby occupiers include Boots the Chemist, Marks & Spencer, Primark, KFC and WH Smith
- Currently producing £30,200 p.a.x. with retail unit to be let

lot 18

Rent
£30,200
per annum
exclusive
(with retail
unit to let)



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 8 car parking spaces 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. 168 High Street is being offered as Lot 12.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
	Ground	Retail	94.90 sq m (1,022 sq ft)	VACANT			
166A	First	Residential	2 Bedroom Flat	INDIVIDUAL	Assured Shorthold Tenancy - Holding over	£12,000	
166B	Second	Residential	1 Bedroom Flat	INDIVIDUAL	12 month Assured Shorthold Tenancy from 01/04/2015	£10,200	
Parking	8 Car Parking Spaces				Held on 8 separate licences (1) (2)	£8,000	
Total Commercial Floor Area			94.90 sq m (1,022 sq ft)			£30,200	

(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 current Licencees gain access to the 8 car parking spaces at the rear of the property via the rear of 168 High Street. At the expiry of the last of the current licences the access at the rear of 168 High Street will cease and therefore the car parking spaces will not be useable in their current layout.

For further details please contact:

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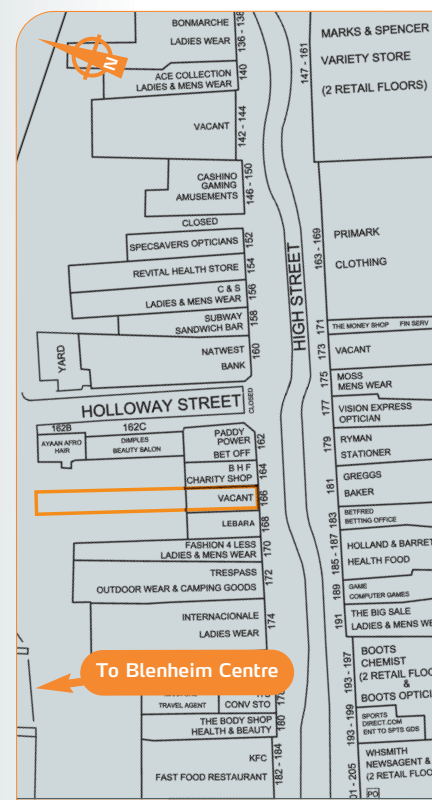
Buyer's Legal Report Service

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See: www.acuitus.co.uk for further details



Seller's Solicitors:

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To Blenheim Centre

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