

Lot 33

£173,120 per annum exclusive (subject to note 1)

Units 1-4, 44-52 High Street, Hounslow, Greater London TW3 1NW Freehold Retail and Leisure Investment



Key Details

- Includes Three Retail Units and a Gym
- Popular West London Suburb
- Prominent Town Centre Location
- Nearby occupiers include Nando's, Betfred and HSBC
- 3 Miles east of Heathrow Airport

Location

Miles: 12 miles west of Central London
3 miles north of Twickenham
15 miles east of Slough

Roads: A4, A30, M4, M25

Rail: Hounslow Rail Station, Hounslow East Underground Station (Piccadilly Line)

Air: London Heathrow Airport (3 miles)

Situation

The property is situated in a prominent position on the north side of busy High Street in Hounslow town centre. Nearby occupiers include Argos, Nando's, Betfred and HSBC.

Description

The property comprises three ground floor retail units and one leisure unit trading as a gym. The property forms part of a larger building which benefits from rear access via Prince Regent Road. There is also a public car park at the rear of the property.

Tenure

Virtual Freehold. Held for a term of 999 years from 15/01/2016 at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

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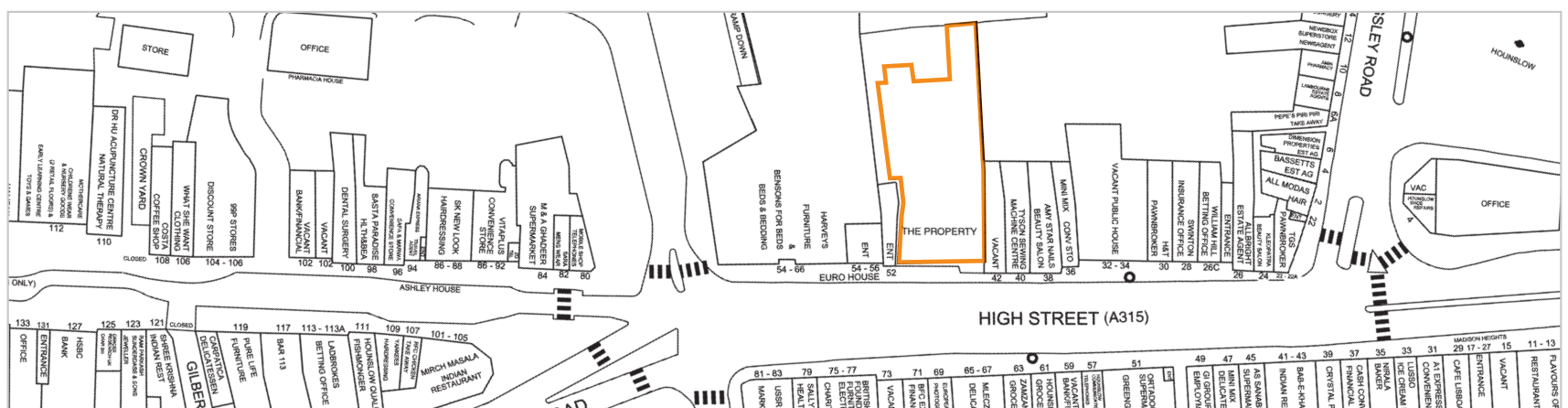
Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Unit 1	Ground	Retail	96.71 sq m	(1,041 sq ft)	VACANT POSSESSION (SUBJECT TO A RENTAL GUARANTEE) (1)	Draft heads of terms agreed for a (1) term of 20 years (1)	£35,000	
Unit 2	Ground	Retail	98.57 sq m	(1,061 sq ft)	INDIVIDUAL (GUARANTEED BY ARIANA EXPRESS LIMITED)	20 years from 03/12/2015 until 2036 (2)	£36,000	03/12/2020 and 5 yearly
Unit 3	Ground	Retail	84.91 sq m	(914 sq ft)	INDIVIDUALS (T/A Evanti)	20 years from 02/09/2016 until 2036	£26,850	02/09/2021 and 5 yearly
Unit 4	Ground	Leisure	405.5 sq m	(4,365 sq ft)	VIVA FITNESS SOLUTIONS LIMITED (t/a Anytime Fitness) (3)	15 years from 01/12/2014 until 2029 (4)	£75,270	01/12/2019 and 01/12/2024
Totals			685.69 sq m	(7,381 sq ft)			£173,120	

(1) The seller will pay the buyer a sum equivalent to a rent of £35,000 per annum exclusive from the completion of the sale until 24/03/2018. Draft heads of terms have been agreed for a lease to an individual for a term of 20 years at a rent reserved of £35,000 per annum exclusive, subject to a tenant option to determine the lease on the 5th anniversary of the term.

(2) As to Unit 2, the lease provides for a tenant option to determine the lease on 03/12/2020 subject to 6 months' written notice.

(3) Anytime Fitness currently operates in 24 countries globally and has 113 clubs currently in the United Kingdom, as well as 3,342 clubs across the globe (Source:www.anytimefitness.co.uk 09/01/2016).

(4) As to Unit 4, the lease provides for a tenant option to determine the lease on 01/12/2024 subject to 6 months' written notice.



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