

Lot 62

£174,020 per annum exclusive

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



Tenancy and accommodation

Lot 62

£174,020 per annum exclusive

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)	INDIVIDUAL t/a Unique Stylish Italia Furniture	20 years from 20/6/2017 until 2037 (1)	£35,000	20/6/2022 and 5 yearly
Unit 2	Ground	Retail	98.57 sq m (1,061 sq ft)	INDIVIDUAL t/a Susan's Cuts	20 years from 03/12/2015 until 2035 (2)	£36,000	03/12/2020 and 5 yearly
Unit 3	Ground	Retail	84.91 sq m (914 sq ft)	TUKUYPAJ LIMITED on assignment from Individuals t/a Palm Group	20 years from 02/09/2016 until 2036 (3)	£26,850	02/09/2021 and 5 yearly
Unit 4	Ground	Leisure	405.5 sq m (4,365 sq ft)	SHOREDITCH SOLUTIONS LIMITED on assignment with an Authorise Guarantee Agreement (AGA) from Viva Fitness Solutions Limited t/a Anytime Fitness (4)	15 years from 01/12/2014 until 2029 (5)	£76,170	01/12/2019 01/12/2024
Totals			685.69 sq m (7,381 sq ft)			£174,020	

- (1) As to unit 1, the lease provides for a tenant option to determine the lease on 20/06/2020 subject to 6 months' written notice. There is a six month rent deposit in place.
- (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. There is a three month rent deposit in place.
- (3) As to Unit 3, there is a three month rent deposit in place.
- (4) 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).
- (5) 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. There is a 6 month rent deposit in place.

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
- Producing £174,020 per annum exclusive

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 15th January 2016 at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.



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