

Lot 2

£26,200 per annum exclusive

1 Rochester Parade, Feltham, Middlesex TW3 4HU

Retail and Residential Investment



Key Details

- Retail let until 2024 (2019 break option not exercised)
- 3 bedroom maisonette on upper floors let on an AST
- Popular West London town
- Nearby occupiers include KFC, Carpetright, Pets at Home, Tesco Superstore, Topps Tiles and Pizza Hut

Location

Miles: 1.5 miles south-east of Heathrow Airport
4 miles west of Twickenham
13 miles west of City of London

Roads: A244, A316, M3, M25 (Junction 12)

Rail: Feltham Railway Station

Air: Heathrow Airport

Situation

Feltham is a popular West London suburb, some 4 miles west of Twickenham. The property is prominently located on the north side of High Street (A244), 900 metres from Feltham Railway Station. Nearby occupiers include KFC, Carpetright, Pets at Home, Tesco Superstore, Topps Tiles and Pizza Hut.

Description

The property comprises a ground floor retail unit with a first and second floor residential flat providing four rooms, a bathroom and kitchen.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant	61.83 sq m (665 sq ft)	INDIVIDUAL t/a Mama Cook Restaurant	10 years from 14/02/2014 until 13/02/2024	£13,000	14/02/2019 (outstanding)
First and Second	Residential	75.35 sq m (811 sq ft)	INDIVIDUAL	2 year AST from 30/11/2017 until 29/11/2019	£13,200	
Totals		137.18 sq m (1,476 sq ft)			£26,200	



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