

LEASE FOR SALE ON PROMINENT SHOP AT: 300 BATH ROAD, HOUNSLOW, MIDDLESEX TW4 7DN



LOCATION

The premises are located in a prominent position in a busy parade directly opposite Hounslow West Underground Station. Multiple retailers in the immediate location include Boots, Iceland, Barclays, Santander, Pizza Hut & Ladbrokes. The area has excellent transport links with Central London and lies within close proximity to Heathrow Airport.

ACCOMODATION

The accommodation comprises of a ground floor lock up shop:

Internal Width	4.5m widening to 5.9m after 9.5m	(14ft 9ins widening to 19ft 4 ins after 31ft 2 ins)
Internal Depth	25.4m	(83ft 4 ins)
W/C		
Total Shop Area	136 sq.m	(1470 sq.ft)

LEASE

The premises are held of a FRI lease for a term of 10 years from November 2011 at a rent of £25,000, subject to a rent review on the first anniversary (still outstanding) and a review on the fifth anniversary.

RENT

£25,000 per annum subject to an outstanding rent review.

PREMIUM

The current leaseholder is seeking a premium, offers are sought in excess of £40,000.

RATES

The local rating authority has verbally advised us the property is currently assessed as follows:

Rateable Value	£13,000
UBR 2013/2014	£0.471
Rates Payable	£6,123

Interested parties are advised to make their own enquiries directly to London Borough of Hounslow (020 8583 2000) in this regard.

LEGAL COSTS

Both Parties to bear their own costs.

VIEWING

Strictly by appointment through sole agents James Berlin & Associates

Tel: 020 8551 1011 / 07971 487642. E-mail: james@jamesberlin.co.uk

EPC Certificates are available upon request.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy themselves as to the correctness of such statements and these particulars.