

## Hounslow 32 Clare Road, Middlesex TW4 7AU

**Tenure**  
Freehold.

**Location**  
The property is located on Clare Road, to the north of its junction with Cambridge Road. Local amenities are available along Bath Road and within Hounslow itself. Underground services run from Hounslow West Station (Piccadilly Line) approximately 0.5 miles to the north-west. The A4 provides access to the M4 Motorway. Hounslow Bowls Club and Lampton Park are close by.

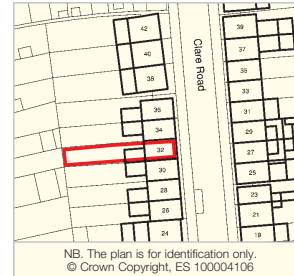
**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof.

A Freehold Mid Terrace House subject to an Assured Tenancy

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We understand the property provides:  
**Three Bedroom Accommodation**

**Tenancy**  
The property is subject to an Assured Tenancy at a current rent of £950 per calendar month.

**Current Rent Reserved**  
**£11,400 per annum (equivalent)**



**Seller's Solicitor**  
Messrs Faegre Baker Daniels LLP (Ref: TP).  
Tel: 0207 450 4533.  
Email: thomas.piper@faegrebd.com

**INVESTMENT –  
Freehold House**



## London SW11 Ground Floor, 89 Falcon Road, Clapham Junction SW11 2PF

**Tenure**  
Long Leasehold. The property is to be held on a new lease for a term of 999 years from 31st March 2016 at a peppercorn ground rent.

**Location**  
The property is situated on the east side of Falcon Road, to the north of its junction with Lavender Hill (A3036). Local shops, bars and restaurants are available along the length of Falcon Road, Lavender Hill and Northcote Road. Asda Superstore is located off nearby Falcon Lane. Rail services run from Clapham Junction providing regular services to Victoria and Waterloo Stations. Road access is afforded by the A3036, A3205, A3 and A205. The open spaces of Falcon Park, Clapham Common and Battersea Park are all close by.

**Description**  
The property comprises a ground floor office unit (B1/A2 Use Class) situated within a purpose built building arranged over ground and two upper floors.

A Long Leasehold Ground Floor Office Unit (B1/A2 Use Class) extending to (GIA) approximately 71 sq m (764 sq ft) subject to an FRI Lease

**Accommodation**  
The property was inspected but not measured by Allsop. The measurements were provided by the Seller.  
**Ground Floor** – Office with WC and Kitchenette  
GIA extending to approximately 71 sq m (764 sq ft)

**Tenancy**  
The property is subject to a (FRI) lease in favour of William George Group Ltd for a term of 3 years, expiring 31st March 2019 at a rent of £30,000 per annum. We understand from the Seller that the lease is outside Sections 24 and 28 of Part II of the Landlord and Tenant Act 1954 (as amended). There is a mutual break clause on the 30th September 2017 (with 3 months' notice).

**To View**  
Please contact Allsop by sending an email to sam.verity@allsop.co.uk with the subject heading 'Viewing – Lot 26'.

**Seller's Solicitor**  
Mills & Reeve LLP (Ref: JF).  
Tel: 0113 388 8445.  
Email: juliette.fisher@mills-reeve.com

**Current Gross Rent Reserved**  
**£30,000 per annum (equivalent)**



**INVESTMENT –  
Long Leasehold Office Unit**

