

## Isleworth Town Wharf Swan Street Middlesex TW7 6RJ

- **Freehold Public House Ground Rent Investment**
- Well located fronting the River Thames
- Affluent West London suburb
- Adjacent to Lion Wharf
- Current Rent Reserved

**One 9 Gallon Barrel of Beer pa**

**On the Instructions of a Major UK Fund Manager**

**SIX WEEK COMPLETION AVAILABLE**

**DISCLOSED RESERVE £1**



### Tenure

Freehold.

### Location

Isleworth is an affluent West London residential suburb located in the London Borough of Hounslow between Richmond upon Thames and Hounslow. The A316 lies 1 mile to the south, whilst the A4 lies approximately 1 mile to the north. Old Isleworth has undergone a transformation in recent years with the residential development at Lion Wharf.

The property is situated at the end of Swan Street, fronting the River Thames, 500 metres from the centre of Old Isleworth.

### Description

The property comprises an attractive riverside public house which is arranged on ground and two upper floors.

### Tenancy

The entire property is at present let to SAMUEL SMITH OLD BREWERY (TADCASTER) for a term of 999 years from 3rd December 1987 at a current rent of 1 x nine gallon barrel of beer per annum.

### VAT

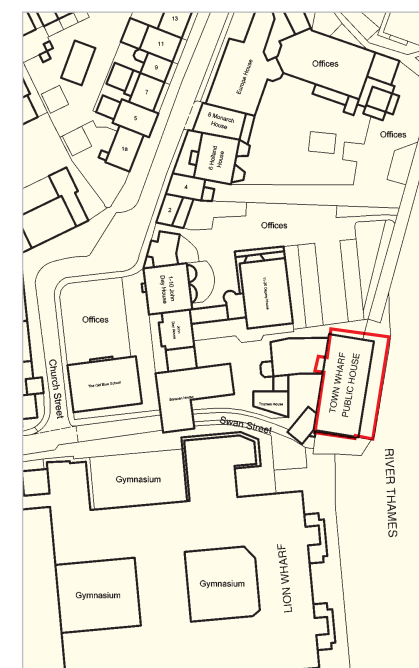
VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.



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