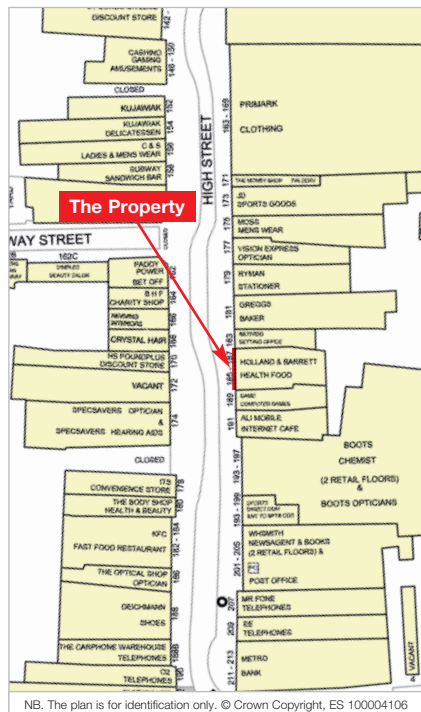


Hounslow
185-187 High Street
Middlesex
TW3 1BL

- **Well Located Freehold Shop Investment**
- Comprising a total of 386.50 sq m (4,160 sq ft)
- Entirely let to Holland & Barrett Retail Ltd
- Excellent town centre location close to Primark and Boots
- Potential to extend and convert upper floors to residential use, subject to consents (1)
- Reversion 2017
- Current Rent Reserved
£95,500 pa

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
Hounslow is a densely populated West London residential suburb and destination shopping centre situated some 12 miles west of central London, adjacent to the A4 and M4 Motorway (Junction 3). Heathrow is immediately to the west and the M25 Motorway (Junction 15) is 4 miles to the west. Hounslow also benefits from Underground services from Hounslow West, East and Central Stations (Piccadilly Line). The property is prominently situated on the south side of High Street in the heart of the town centre. Occupiers close by include Betfred and Game (both adjacent), Greggs, Ryman, Boots, Specsavers, WH Smith, EE, KFC, The Body Shop, JD Sports, Vision Express and Primark.

Description
The property is arranged on ground and two upper floors to provide a large ground floor shop with ancillary accommodation above. The second floor is presently unused by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	10.45 m	(34' 4")
Net Frontage	9.50 m	(31' 2")
Shop Depth	17.70 m	(58' 1")
Built Depth	24.50 m	(80' 5")
Ground Floor	180.0 sq m	(1,938 sq ft)
First Floor	148.5 sq m	(1,598 sq ft)
Second Floor	58.0 sq m	(624 sq ft)
Total	386.5 sq m	(4,160 sq ft)

Tenancy

The entire property is at present let to HOLLAND & BARRETT RETAIL LTD for a term of 25 years from 26th November 1992 at a current rent of £95,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 620.
Website Address: www.hollandandbarrett.com
For the year ended 30th September 2015, Holland & Barrett Ltd reported a turnover of £424.66m, a pre-tax profit of £129.45m, shareholders' funds of £326.57m and a net worth of £326.22m. (Source: Experian 01.11.2016.)

(1) Planning

The upper floors may have potential to extend and convert to residential use, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to the London Borough of Hounslow.

Website Address: www.hounslow.gov.uk

VAT

The Receivers believe VAT is not applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor A Judson Esq, Walker Morris. Tel: 0113 283 2500 e-mail: austin.judson@walkermorris.co.uk



LOT 25