



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 (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 well located on the southern side of the pedestrianised High Street between the two entrances into the Treaty Centre Shopping Centre.

Occupiers close by include Superdrug, Greggs, Nationwide, Vodafone, Barclays Bank, Starbucks, Wallis, Santander, GNC, Blue Inc, The Money Shop, Stead & Simpson, Ann Summers and McDonald's.

Description
The property is arranged on ground and two upper floors to provide a ground floor shop unit with part first floor ancillary accommodation. The remainder of the first and the second floors comprise two x one bedroom self-contained flats.

The property provides the following accommodation and dimensions:

Gross Frontage	7.17 m	(23' 6")
Net Frontage	6.13 m	(20' 2")
Shop Depth	21.60 m	(70' 10")
Ground Floor Sales	158.5 sq m	(1,706 sq ft)
Part First Floor Ancillary	12.7 sq m	(137 sq ft)
Part First & Second Floor – Two x One Bedroom Flats		

Tenancy
The entire property is at present let to YUMMIE COFFEE COMPANY LTD (t/a Costa Coffee) for a term of 10 years from 25th December 2012 at a current rent of £65,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
Website Address: www.costa.co.uk
We understand Yummie Coffee Company operate 10 Costa Coffee franchises.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 81 Band D (Copy available on website).

Hounslow

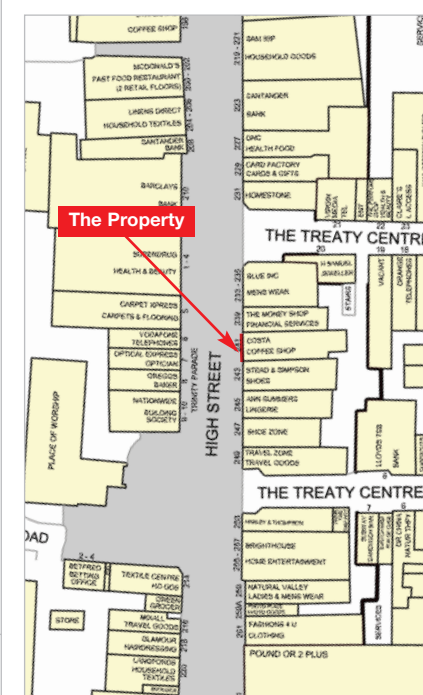
241 High Street

Middlesex

TW3 1EA

- **First Class Freehold Shop and Residential Investment**
- Let to Yummie Coffee Company Ltd (t/a Costa Coffee)
- Lease expires December 2022 (no breaks)
- Pedestrianised position between the two entrances into the Treaty Centre
- Includes two x one bedroom flats above
- Rent Review 2017
- Current Rent Reserved
£65,000 pa

SIX WEEK COMPLETION AVAILABLE



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

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