

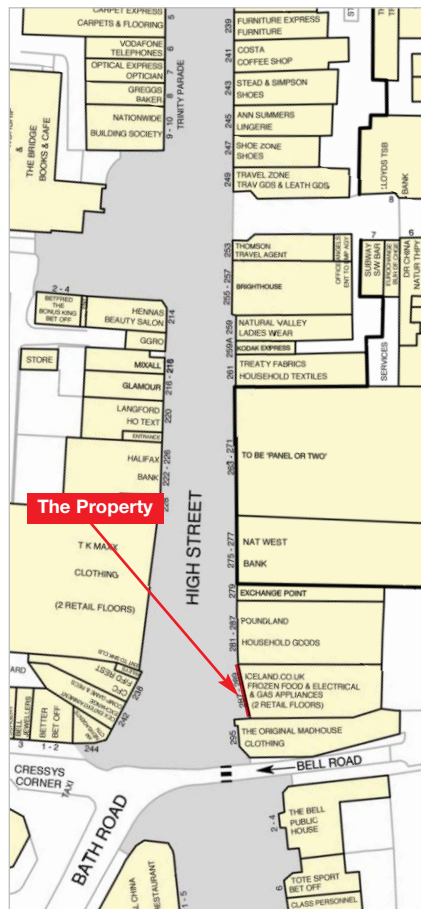
Hounslow 289-293 (odd numbers) High Street Middlesex TW3 1EF

- Well Located Freehold Shop Investment
- Shop let to Iceland Foods Ltd on a lease expiring 2021
- High Street pedestrianised location opposite TK Maxx and adjacent to Poundland
- Rent Review 2013
- Current Rent Reserved
£120,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

On the instructions of J Gershinson FRICS
and L Brooks MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

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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 situated in an excellent position on the pedestrianised High Street adjacent to Poundland. Other occupiers close by include NatWest, TK Maxx, Halifax and The Treaty Shopping Centre.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with ancillary and storage accommodation in the basement and on the upper floors. The property benefits from service access to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	11.90 m	(39')
Net Frontage	10.90 m	(35' 9")
Shop Depth (Max)	28.85 m	(94' 8")
Built Depth (Max)	33.75 m	(110' 9")
Basement	102.0 sq m	(1,098 sq ft)
Ground Floor	320.0 sq m	(3,444 sq ft)
First Floor	156.5 sq m	(1,685 sq ft)
Second Floor	80.5 sq m	(866 sq ft)
Total	659 sq m	(7,093 sq ft)

Tenancy

The entire property is at present let to ICELAND FOODS LTD on a lease expiring 24th March 2021 at a current rent of £120,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Approximately 725.

Website Address: www.iceland.co.uk

For the year ended 26th March 2010, Iceland Foods Ltd reported a turnover of £2.202bn, a pre-tax profit of £150.48m and a net worth of £439.72m. (Source: riskdisk.com 25.02.2011.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 59 Hounslow**.

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 Kelly Myles, Berwin Leighton Paisner. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: kelly.myles@blplaw.com

