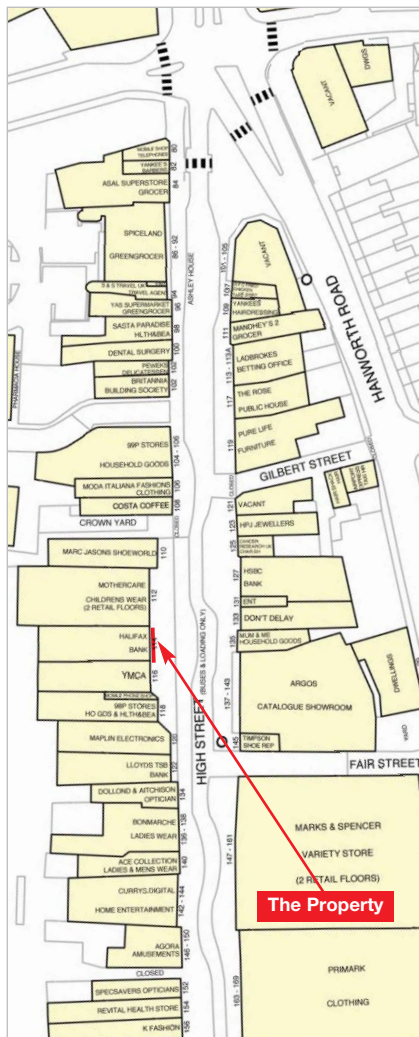


Hounslow **114 High Street,** **Middlesex** **TW3 1NA**

- **Freehold Town Centre Modern Bank Investment**
- Let to Halifax Ltd (part of Lloyds Banking Group plc)
- Lease expires 2022
- Adjacent to Mothercare and near Argos in the town centre
- No VAT applicable
- Rent Review 2012
- Current Rent Reserved
£105,000 pa



Tenure

Freehold.

Location

Hounslow, with a population in excess of 200,000, 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. The town benefits from both overground and underground (Piccadilly Line) rail services.

The property is located on the north side of High Street, which is the principal shopping street in the town centre.

Occupiers close by include Marks & Spencer, Argos, Dollond & Aitchison, Bon Marché, Dixons, Clinton Cards, HSBC and Primark amongst others.

Description

The property is arranged on ground and one upper floor to provide a large ground floor banking hall with offices and staff rooms on the first floor.

The property provides the following accommodation and dimensions:

| | | |
|-----------------------|-----------------|----------------------|
| Gross Frontage | 9.80 m | (32' 2") |
| Net Frontage | 9.10 m | (29' 10") |
| Shop Depth | 27.45 m | (90' 1") |
| Built Depth | 30.60 m | (100' 5") |
| First Floor | 240 sq m | (2,583 sq ft) |

Tenancy

The entire property is at present let to HALIFAX LTD for a term of 25 years from 10th January 1997 at a current rent of £105,000 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

Halifax Ltd are part of HBOS plc who are now part of Lloyds Banking Group plc.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Friday 30th September by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 122 Hounslow**.

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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