

Hounslow

Land adjacent to 2A Roseheath Road Middlesex TW4 5HH

- **Freehold Land Investment**
- **Entirely let to Virgin Media Ltd until 2039 (no breaks)**
- **Annual uncapped Rent Reviews linked to RPI**
- **Residential redevelopment potential (1)**
- **No VAT applicable**

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).

Current Rent Reserved
£6,371 pa

The property is located on the south side of Roseheath Road at its junction with Wellington Road South (A3063), a short distance to the south-west of the main town centre shopping area. Hounslow Rail Station lies some 0.6 miles to the south-east, providing regular services into London Waterloo.

Description

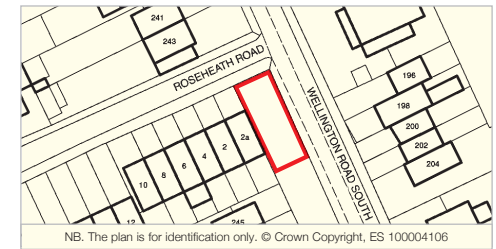
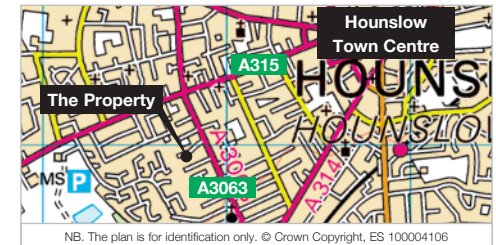
The property comprises a site extending to approximately 0.020 hectares (0.048 acres) on which there are three telecommunications boxes.

Tenancy

The entire property is at present let to VIRGIN MEDIA LTD on a wayleave agreement for a term of 25 years from 7th August 2014 at a current rent of £6,371 per annum. The lease provides for uncapped annual RPI linked rent reviews (upward only).

Seller's Solicitor

I Graham Esq, Clifton Ingram.
Tel: 0118 912 0281.
e-mail: iangraham@cliftoningram.co.uk



Tenant Information

Website Address: www.virginmedia.com
For the year ended 31st December, 2016, Virgin Media Ltd reported a turnover of £546.394m, a pre-tax profit of £851.371m, shareholders' funds of £6.216bn and a net worth of £5.770bn. (Source: Experian 02.11.2017.)

Residential Redevelopment (1)

The property may lend itself to future residential redevelopment, subject to the existing lease and obtaining all necessary consents. All enquiries should be referred to www.hounslow.gov.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

An EPC Rating is not required.

Barrow-in-Furness

77-79 Dalton Road Cumbria LA14 1HZ

- **Freehold Shop Property**
- **Well located shop with upper floor**
- **Pedestrianised location adjacent to B&M Bargains**

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Barrow-in-Furness has a population of approximately 60,000 and is the administrative and commercial centre for the Furness Peninsula and Southern Lakes. It is located 7 miles south-west of Ulverston and some 70 miles south of Carlisle, whilst motorway communications are via the A590 to the M6 Motorway at Junction 36.

Vacant Possession

The property is situated on the pedestrianised part of Dalton Road, the main shopping street for the town. Occupiers close by include B&M Bargains (adjacent), Specsavers (opposite), Argos, Sports Direct, Barclays and an entrance to the Portland Walk Shopping Centre.

Description

The property is arranged on ground and one upper floor to provide a shop unit, previously occupied as a café with ancillary and storage accommodation over.

The property benefits from rear access and provides the following accommodation and dimensions:

Internal Width	6.76 m	(22' 2")
Shop Depth	11.25 m	(36' 9")
Ground Floor	90 sq m	(970 sq ft)
First Floor	48 sq m	(516 sq ft)

NB. Areas provided by Vendor.

Seller's Solicitor

J Blain Esq, Fuglers Solicitors.
Tel: 0207 323 6450.
E-mail: jeremyb@fuglers.co.uk

Joint Auctioneer

Simon Adams Esq, Peill & Co.
Tel: 01539 888000.
E-mail: simon@peill.com



Tenancy

The entire property is offered VACANT.

Rates

The assessment currently in the valuation list is RV £13,500.

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 82 Band D (Copy available on website).

