

Lot 94

4 Douglas Road, Hounslow,
Middlesex TW3 1DA

GUIDE PRICE: £675,000



**FREEHOLD COMMERCIAL INVESTMENT
PROPERTY IN PRIME LOCATION**

This spacious two storey freehold detached building is situated in a side road off the main Hounslow High Street and currently trades as an Indian Restaurant with banqueting hall above. The property is let on a 20 year lease from 1st May 2008 at an initial rent of £44,500 pa on a full repairing and insuring basis with four yearly rent reviews. There is a six month rent deposit being held and in our opinion this property is under let. The building itself offers potential for development subject to obtaining any necessary planning consent and is sold with the benefit of the ongoing investment income.

ACCOMMODATION

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 2000

Rateable Value: £13,500

VENDORS SOLICITORS

Refer to auctioneers

VIEWING TIMES

By appointment through the Auctioneers