

Lot 31

59a Heath Road, Hounslow, Middlesex TW3 2NP

GUIDE PRICE: £ 230,000



FREEHOLD INVESTMENT OPPORTUNITY WITH STRONG COVENANT

This freehold terraced property consists of a lock-up shop unit that is currently let on a full repairing and insuring lease to a subsidiary of Bwin International Ltd for a 15 year term from July 2006 at £15,000 pa with predetermined 5 yearly reviews increasing to £18,000 pa and £21,000. The tenants are owned by a well-known company within the betting industry, well-established in the UK and throughout Europe, currently sponsoring the Real Madrid football team. There is a maisonette above the property that has been sold off on a long lease for a period of 110 years from 02/01/94 at a ground rent of £100 pa. This property is sold with the benefit of all income.

ACCOMMODATION

Shop premises: 443 sq ft

Internal storage area: 284 sq ft

Total area: 727 sq ft

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow: 020 8583 2000

Adopted Rateable Value: £5,700

VENDORS SOLICITORS

Uday Radia,

Irvings Solicitors,

Scottish Provident House,

76-80 College Road,

Harrow,

Middlesex HA1 1BQ

Tel: 020 8427 6600

VIEWING TIMES

At the courtesy of the tenants during opening hours.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN