

Lot 8

52 Spring Grove Road,
Hounslow, Middlesex TW3 4BN
GUIDE PRICE: £225,000*



**FREEHOLD MIXED INVESTMENT
OPPORTUNITY**

This mid terraced double fronted building is arranged as two lock up shop units and two residential flats above. The building of brick construction under a pitched tiled roof is situated close to the A4 Bath Road and within one mile of Hounslow Town Centre. One of the shops has been sold off on a long lease with circa 121 years unexpired and ground rent of £100pa. One of the flats has also been sold off on a long lease with circa 90 years unexpired at a ground rent of £75pa. The rest of the building comprises of a self contained studio flat that is currently vacant and another lock up shop that is let on an annual licence at £7500 pa. The property is sold with the benefit of the ongoing income and will be of interest to investment purchasers.

ACCOMMODATION

Shop at no.52 - Approximately 487sf
Shop at 52a - Sold on a long lease of 170 years from 10/06/75 at a ground rent of £100pa. Approximately 481sf
Flat at 52b - Sold on a long lease of 99 years from 22/07/05 at a ground rent of £75pa
Flat at 52c - Bedroom, Lounge/Kitchen, Shower Room.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 0208 583 2000
Flats at 52b & 52c - Both Council Tax Band A
Shop at 52 - Rateable Value £8000
Shop at 52a - Rateable Value £7600

VIEWING

Shop at the courtesy of the tenant.
Vacant Flat by appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN ☐