

LOT
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IN THE SAME OWNERSHIP SINCE 1984

Harper Hotel, 29–31 Fordbridge Road, Ashford,
Middlesex TW15 2TB

Guide Price: £2,800,000*



Freehold investment with development potential. In the same ownership since 1984

This imposing building occupies a corner plot on a popular road close to Ashford town centre. The building currently consists of 20 self contained units that are all separately rated for council tax and also with own electricity meters and supplies. There is ample parking to the front and rear of the premises. The building was originally an old peoples care home but for many years has been running as a hostel for the homeless. The current owners charge income on a daily rate and gross income is in the region of £360,000 pa although bills are included in this amount, so we understand the net amount to be in the region of £290,000 to £300,000. The rooms are filled mainly via local authorities. The property is sold with the benefit of this ongoing income and will therefore attract interest from investment purchasers. There is also the scope for development or updating of existing flats that will attract builders and developers to the site, that measures approximately 0.3 acres.

ACCOMMODATION

Communal Parts, Small Office, 11 × One Bedroom Flats, 6 × Two Bedroom Flats, 3 × Studio Flats, Grounds and Parking

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Spelthorne Council 01784 451499 All Flats are rated as Band A for Council Tax

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Stamfords Estate Agents, 28 Bath Road, Hounslow, Middlesex TW3 3HJ 0208 572 2626



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN