

Lot 54

Kingswood Hotel, 33 Woodlands Road, Isleworth, Middlesex TW7 6NR

GUIDE PRICE: £850,000



THIRTEEN ROOM HOTEL WITH CURRENT INVESTMENT INCOME



This double-fronted hotel consists of thirteen letting rooms with further kitchen, dining area, parking to front and spacious patio garden area. The property has recently been refurbished to a good specification and includes mainly double-glazed windows and gas-fired central heating. The main body of the building is an older style brick built property under a tiled roof that has a spacious extension to the rear and planning permission for a rear single storey function hall has been granted under Ref)1230/33/P9 dated 23/10/2008. The hotel also benefits from an HMO licence. The hotel is currently let on a five year agreement that started on 1/6/2010 at an initial rent of £76,500 with predetermined annual upward only rent reviews. The property is sold with the benefit of this on-going income. The property will be of interest to investment purchasers, hoteliers and private individuals.

LOCATION

Isleworth forms part of the London Borough of Hounslow that is located to the South West side of Greater London. Main industries include manufacturing and public services, major roads nearby include the M3, M25, A4 and M4 with Heathrow Airport approximately 3 miles to the West. The Piccadilly Line serves the Borough's underground stations and mainline rail services run into London Waterloo. Woodlands Road is situated off the B363 St John's Wood within ¼ mile of Isleworth mainline station. Syon Park is located within 1 mile and the property is situated in one of the area's most prestigious roads.

ACCOMMODATION

Ground floor, reception area, fitted kitchen/ dining area, three combined shower rooms/ WCs, seven double letting rooms (two en-suite), storage room, first floor landing, two shower rooms/WC, one further WC, six further letting rooms, boiler room, outside block paved at front with parking for 4-5 vehicles, rear garden approx 70' in depth.

TENURE

Freehold

LEASE DETAILS

5 year term commencing 1/6/2010
Rent: Year 1: £76,500, Year 2: £77, 500, Year 3: £78,500, Year 4: £79,500, Year 5: £80,500

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 2000
Council Tax Band: F

VENDORS SOLICITORS

Talat Naveed
Talat Naveed Solicitors
302 Bath Road
Hounslow
Middlesex TW4 7DN
020 8577 6666

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Lambourne Estate Agents, 6 Kingsley Road,
Hounslow, Middx 020 8569 5244