

## Lot 9

Kingswood Hotel, 33 Woodlands Road, Isleworth, Middlesex TW7 6NR  
**GUIDE PRICE: £900,000**



### 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 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. 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.

#### 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 ½ 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

#### VENDOR'S SOLICITORS

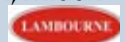
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Talat Naveed Solicitors  
302 Bath Road  
Hounslow  
Middlesex TW4 7DN  
020 8577 6666

#### VIEWING TIMES

By appointment through the Auctioneers

#### JOINT AUCTIONEERS

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



STARTING BID

NOTES

SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN ☐

FINAL BID