

# Lot 39

52 Spring Grove Road  
Hounslow, Middlesex TW3 4BN

**GUIDE PRICE: £195,000**



STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■

## FREEHOLD COMMERCIAL INCOME PRODUCING INVESTMENT

This mid terraced building is arranged as two ground floor shops, one of which has been sold on a long lease and two self contained flats, again one of which has been sold on a long lease. The remaining shop has been let on a 12 month licence from April 2009 at an annual rent of £7500 pa and the one bedroom flat above that has been refurbished is sold with vacant possession. The long leasehold properties provide a combined ground rental income of £175 pa. The property is located close to the junction of Kingsley road within close proximity of Hounslow East Station.

### ACCOMMODATION

Shop at no 52 – approx 485 sq ft

Shop at no 52a – Sold on lease of 170 years from 10/06/75 at £100pa ground rent.

Flat at 52b – Sold on lease of 99 years from 22/07/05 at £75pa ground rent.

Flat at 52c – Bedroom, Lounge/kitchen, shower room.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 2000

### VENDORS SOLICITORS

Mr A Morzella, DK Allen Solicitors, City House,  
2 Cranwood Street, London EC1V 0PE

### VIEWING TIMES

By appointment through the Auctioneers