

Lot 16

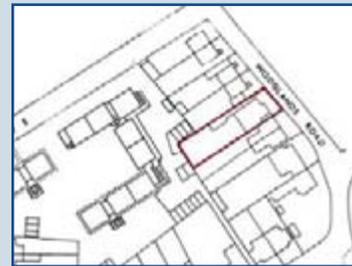
Kingswood Hotel, 33 Woodlands Road,
Isleworth, Middlesex TW7 6NR

GUIDE PRICE: £950,000



THIRTEEN ROOM HOTEL WITH CURRENT INVESTMENT INCOME

This double-fronted hotel consists of thirteen lettable 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 an 11-month contract at £4,500 pcm, exclusive of bills from 2nd June 2008 and will be sold with the benefit of this on-going income. The property obviously offers excellent potential to increase upon this income in the future and thus 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. We understand that the hotel in the past did hold a liqueur licence although we believe that this needs to be renewed.



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 approx 3 miles to the West. The Piccadilly Line serves the boroughs' underground stations and mainline rail services run into London Waterloo. Woodlands Road is situated off the B363 St Johns Road 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 70ft in depth.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

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

VENDORS SOLICITORS

Talat Naveed
Talat Naveed Solicitors
Pyramid House, 1 Martindale Road,
Hounslow, Middlesex TW4 7EW
020 8577 6666

VIEWING TIMES

By appointment through the Auctioneers.
Joint Auctioneers: Lambourne Estate Agents
6 Kingsley Road,
Hounslow, Middlesex
0208 569 5244



STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■