

469-471 Staines Road, Feltham, Middlesex TW14 8BL

Guide price £560,000*

FREEHOLD MIXED USE INVESTMENT WITH DEVELOPMENT POTENTIAL



This interesting mixed use investment property is situated in a popular location forming part of the A315. Heathrow London Airport is within a few miles and surrounding towns such as Hounslow, Twickenham and Feltham are all within easy reach. Good road links are accessible including the A4, M4 and M25 London Orbital Motorway. The property currently consists of three retail units to the ground floor with two flats above. The two flats have been sold off on long leases as described below. The retail units are let as per the schedule below. There is a yard to the rear that currently provides ample parking. This site has strong development potential and there is a report with indicative drawings for a further four or five flats that will be available to inspect within the legal pack. The property is currently producing £37,800 per annum and will be sold with the benefit of this income, less £12,000 from 471a that will become vacant upon completion, thus the rent will be £25,800, but with an ERV of £37,800.

ACCOMMODATION

No.469 - 50 sm - Let on a 15 year lease from 29th September 2015 at £9,600 pa. No. 471 - 103 sm - Let on a 15 year lease from 26th March 2006 to Ladbrookes at £16,200 pa. No.471a - 49 sm - Vacant upon completion. 469a - Flat held on lease of 99 years from 21/6/07, thus approximately 85 years unexpired. 471a - Flat held on a lease of 191 years from 25/12/80, thus approximately 150 years unexpired.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 0208 583 5000

No.469 - Rateable Value

£8000 -

Last EPC shown as Band C expired.

No.471 - Rateable Value

£15,250 -

Last EPC shown as Band D expired.

No. 471a - Rateable Value

£9300 -

Last EPC shown as Band F expired.

Flats at 469a and 471a -

both Council Tax Band C

VIEWING TIMES

Exterior viewing only. Please be courteous to neighbours.



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN