

FOR SALE

COMMERCIAL INVESTMENT FOR SALE

2A & 2B HANWORTH ROAD, HOUNSLOW, TW3 1UA

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **PROMINENT LOCATION**
- **LONG LEASEHOLD FOR SALE**
- **FULLY LET**
- **TOTAL INCOME £90,000 PA**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

2A & 2B HANWORTH ROAD, TW3 1UA

LOCATION

Hanworth Road (A315) is a main road running southwest from the eastern section of Hounslow High Street towards Hanworth. The subject property is located at its northern end and overlooks the junction of Hanworth Road and both units overlook Hounslow High Street.

Hounslow is a busy shopping and commercial location with a high proportion of independent businesses and ethnic traders and benefits from good road and transport links into west London.

DESCRIPTION

The subject property comprises two separate shop units which form the front ground floor section of a detached building built in 2006 with residential apartments above.

2A Hanworth Road is located on the corner of the development and comprises a front retail area fitted out and operating as Taste of Lahore.

2B Hanworth is partitioned to provide a hairdressers trading as Super Hair Cut and a restaurant trading as Menara.

ACCOMMODATION

2A Hanworth Road

	SQ. M	SQ. FT
Ground floor	183.0	1969
Basement	71.7	772
Total	254.7	2741

2B Hanworth Road

	SQ. M	SQ. FT
Ground floor	153.9	1657

TENURE

999 year lease for sale subject to the following:-

Terms are agreed for two new sub leases for a term of 20 years to commence 1st July 2023.

2a Hanworth Road - Passing rent of £45,000 pa with 5 yearly rent reviews.

2b Hanworth Road - Passing rent of £45,000 pa with 5 yearly rent reviews.

PRICE

Offers in excess of £1.5m for the long leasehold interest.

BUSINESS RATES

The property has the following 2023 Rateable Values:

2 Hanworth Road : £39,250
2a Hanworth Road: £12,000
2b Hanworth Road: £25,750

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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