

FREEHOLD INVESTMENT LAND FOR SALE

NALLHEAD ROAD, HANWORTH, TW13 6SS

SITE AREA OF 11.31 ACRES (4.58HA) APPROX

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FREEHOLD INVESTMENT**
- **GRAZING LAND AND LEISURE USES**
- **SITE AREA OF 11.31 ACRES (4.58HA) APPROX**
- **SITUATED ADJACENT TO THE A316**
- **INCOME £45,000 PER ANNUM**
- **NEXT RENT REVIEW SEPT 2020 (CPI LINKED)**
- **LONG TERM DEVELOPMENT POTENTIAL**
- **WITHIN THE HOUNSLOW GREENBELT**

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is located at the junction of Nallhead Road with the A316 Country Way. The site is on the east side of Nallhead Road which provides vehicle access to the property.

The commercial and residential districts of Sunbury, Hampton and Feltham are all within two miles of the property via the local road network, whilst Twickenham is less than four miles to the north east and is the principal commercial centre for the area.

Kempton Park railway station is approximately 0.8 miles to the south west of the property providing a regular service to London Waterloo. The A316 provides access to the M3 at Sunbury in the west and to Richmond and Central London to the east.

DESCRIPTION

The site comprises a triangular area of land, partly occupied for rough grazing purposes and partly as a five-a-side football centre.

The football centre complex consists of a club house with changing rooms, extensive car parking, club room and administrative offices, three five-a-side pitches and three seven-a-side pitches. There is also a multi-purpose court and a cricket net.

The grazing land is located to the south of the football centre.



OCCUPATIONAL LEASE

We set out below a precis of the principal lease terms for the land which incorporates both the football centre and the grazing land. The football centre is on a Sub Lease.

LEASE	
Date of Lease	10 September 2015
Tenant	Amfred Limited
Property	Land at Nallhead Road, Feltham
Base Date CPI Month	September 2015
Base Rent (also referred to as "First Rent")	£45,000 per annum
Contractual Term	10 September 2015 to 9 September 2065
Permitted Use	Grazing of animals as a business tenancy and/or for sports, recreational and leisure activities etc.
Sub Tenant	Powerleague Fives Limited
Rent Review	10 September 2020 and every five years thereafter adjusted by the increase in CPI, upwards only.
Second Rent	50% of any rent payable other than from the Powerleague land but which will not exceed £60,000 when aggregated with the "First Rent" in the first five years of the Term
Insurance Rent	Landlord shall pay premium for three years loss of Second Rent and IPT thereon, Tenant to reimburse in full.
Rates, Taxes, Utilities etc	Tenant liable for all.
Alienation	Assignment or underletting of the whole only permitted subject to Landlord's consent and to underlet part only to Powerleague
Repairs	Tenant to keep the property clean and tidy and in good repair and condition.
Tenant's Rolling Break Clause	Tenant only break clause effective on six months written notice at any time ONLY if all rents paid to date and full vacant possession is secured (including the Powerleague land).

DEED OF VARIATION	
Date of Deed of Variation	15 September 2015
Tenant	Amfred Limited
Property	Land at Nallhead Road, Feltham
Surrender	If any part of the Property has not been sublet before 9 September 2022, the "Unlet Land" shall be surrendered to the Landlord with full vacant possession.
Exclusion of s24-28	The Tenant has made a Statutory Declaration to exclude the lease from statutory protection.

BUSINESS RATES

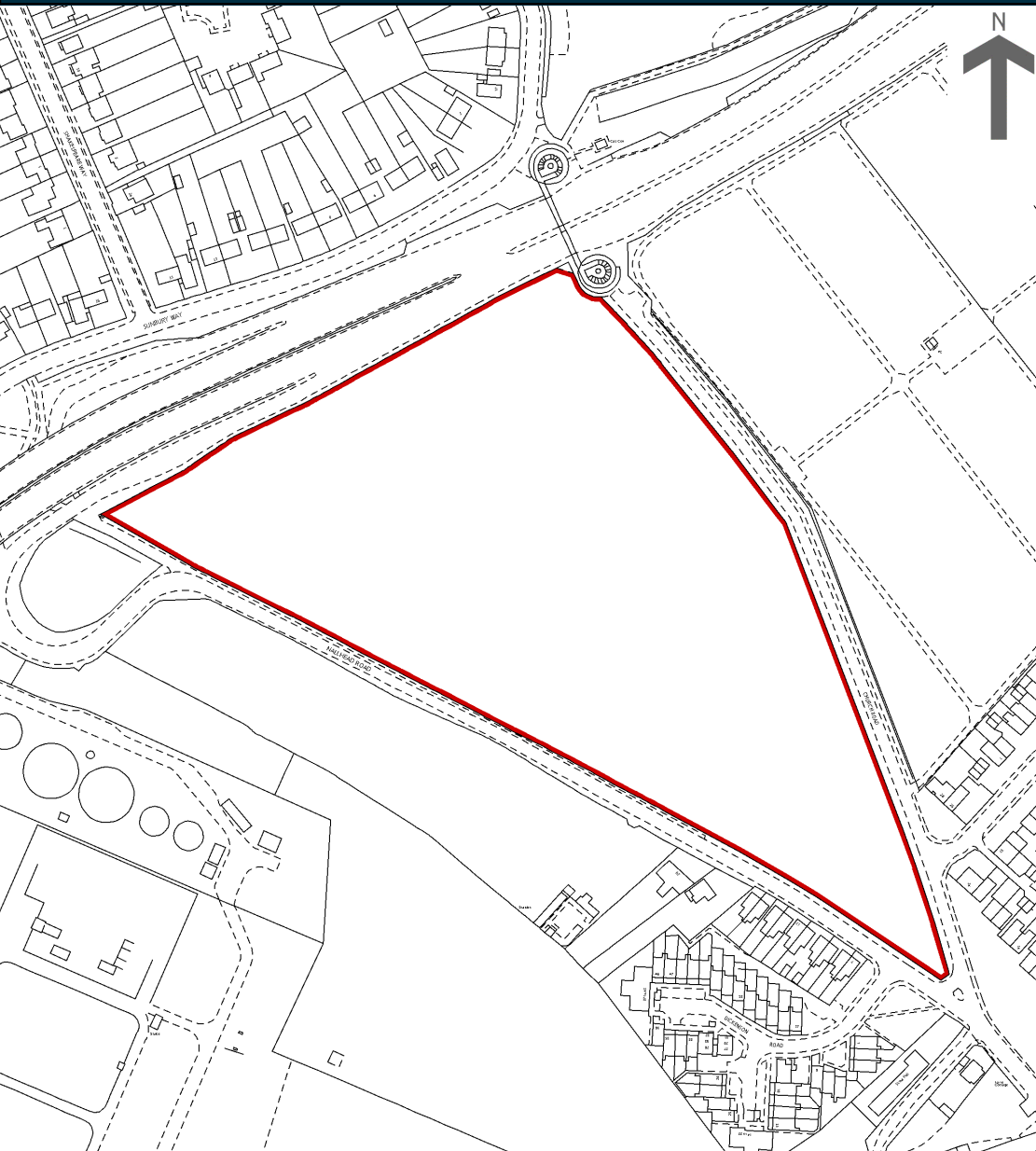
The Football Centre has been assessed for business rates as follows:

Description: Soccer centre and premises
 Rateable Value: £78,000

For confirmation of rates payable, please contact the business rates department of the local council.

ENERGY PERFORMANCE RATING

Energy Rating: A20 (Football Centre Only)



Description	Area (ha)	Area (acres)
Sports Centre Area	1.97	4.86
Grazing Land Area	2.61	6.45
Overall Site Area	4.58	11.31
Built Space (Club house)	175.63 sq m	1,890 sq ft

PRICE

Offers are invited in excess of
£800,000
for the freehold interest

VIEWING

Strictly by appointment through Sole
Agents.

Matt Walters
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS ***
*** BUILDING SURVEYS * PROPERTY INVESTMENTS ***

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