

# Freehold Investment For Sale

## SEPARATELY LET SHOP, OFFICE AND FLAT NEAR FELTHAM TOWN CENTRE



**74 Bedfont Lane,** Feltham, Middlesex, TW14 9BP

**1,231 sq. ft. (114.4 sq. m.)**

### DESCRIPTION

The property comprises a lock-up shop used as a well-established chiropractic practice, a residential flat with rear entrance above (sold on a long lease at a ground rent), combined with a separate rear office with private entrance, leased as a minicab-service base. The premises form part of a small parade of retail units serving a diverse, high density, residential area.

The approximate Net Internal Floor area is set out below: -

Floor/Suite	Area sq. ft.	Area sq. m.
Ground Floor (Shop)	481	44.7
Ground Floor (Office)	269	25
First Floor	481	44.7
<b>Total</b>	<b>1231</b>	<b>114.4</b>

### LOCATION

The property is located on the Bedfont Lane, a busy main road through central Feltham, occupying a very prominent corner position close to the large car parks and entrance to Feltham Station.



M3 – Sunbury 2.6 miles  
A30 – Great South West Road 2.8 miles  
M25 – Junction 14 5.0 miles



Feltham Station (Overground) 0.2 miles  
Heathrow Terminal 4 (Overground) 2.9 miles  
Heathrow Terminal 4 (Underground) 3.0 miles

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Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.



## 74 Bedford Lane, Feltham, Middlesex, TW14 9BP

### TENANCY SCHEDULE

#### Ground Floor Shop

- Approximately 481 sq. ft. (44.7 sq. m.) net internal area consisting of reception and two treatment rooms.
- FRI - 8 years from June 2016, subject to a rent review in June 2020, providing a rent of **£10,200 per annum exclusive**.



#### Rear Office

- Approximately 269 sq. ft. (25 sq. m.) with WC and kitchen facilities.
- FRI - 30 years from March 2015 at the passing rent of **£6,000 per annum exclusive**.
- There is an additional **£600 per annum** signage licence for the office space.



#### First Floor Apartment

- First Floor Apartment with separate entrance.
- Sold on a long-lease for a term with 65 years remaining with a ground-rent of **£30 per annum**.
- We understand the lease to now be below the standard-length term for mortgage purposes from the Lessee's viewpoint.



### SALE PRICE

**£325,000** for the freehold interest.

### VAT

VAT may be applicable.

### EPC

An EPC has been commissioned. Further details available from the agents.

### LEGAL COSTS

Both parties to bear their own legal costs.

### VIEWING

Through prior arrangement with joint sole agent Vokins or Milestone Commercial.



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