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 chiropody 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
Total	1231	114.4

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

Prospect House, 67 Boston Manor Road, Brentford, Middlesex TW8 9JQ Office: +44 20 8400 9000 | Fax: +44 20 8400 9001 | Email: info@vokins.co.uk |

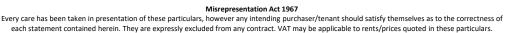


www.vokins.co.uk











74 Bedfont 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
- FRI 8 years from June 2016, subject to a rent review in June 2020, providing a rent of £10,200 per annum exclusive.



- 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 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.



£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

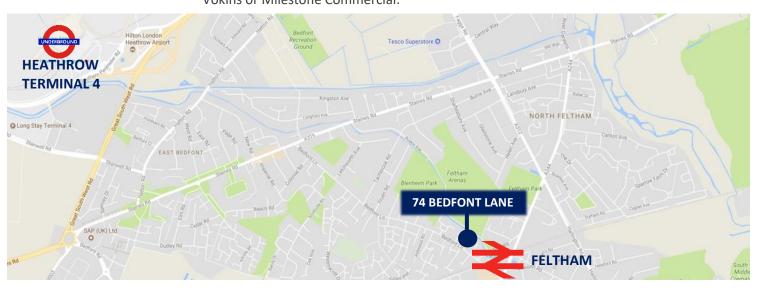
Through prior arrangement with joint sole agent Vokins or Milestone Commercial.











Luke Storey 020 8400 8876 l.storey@vokins.co.uk Patricia Hasmasan 020 8400 8898 p.hasmasan@vokins.co.uk Mike Martin 020 8977 5817 info@milescom.co.uk