



**Price/premium** £600,000

**Size** 3,017 Square feet

**Ref** #3266

## Address

**Address:** 90 & 92 Whitton Road

**Postcode:** TW3 2DQ

**Town:** Hounslow

**Area:** Middlesex

## Location

Located on the busy B361 at the junction of Whitton Road and Ivy Road, and just a short distance from Hounslow Mainline Station.

## Description

Freehold Guide Price £600,000.

90 Whitton Road: Attractive period building arranged over four storeys with residential upper parts sold off on long leases. The raised ground floor and basement area, which has previously been used as office space, is currently vacant and measures approximately 1116 sq ft. Updating is required and there may be scope for conversion to residential use, subject to any necessary consents. The front forecourt/tarmac area forms part of the freehold demise.

92 Whitton Road: The ground floor shop, rear two floor mortuary building, rear double garage and an area of the rear yard are let to Co-op Group Limited at a rent of £28,435 p.a. The lease expires in 2028.

Approximate floor area of 1901 sq ft. The double garage fronts on to Ivy Road.

The residential upper parts are again sold on long leases.

Floor plans can be found by scrolling down and clicking 'Download Floor Plans'

The upper four flats have been sold on long leases and one of the leases has not been extended yet with approximately 52 years remaining. Nil ground rents, except for one flat which is paying £25 p.a.

There is a large yard to the rear of the property providing parking for the flats and shop, and there is an additional parking space to the side of the building along side Ivy Road. A small area of the rear garden to 92a Whitton Rd is included in this freehold demise and there is a shed currently on this land which is included in the Co-op lease.

Title plans can be provided to interested parties.

The shop at No 92 falls within EPC band C.

Offices at No 90, EPC band E.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£600,000
<b>Legal fees:</b>	Each party to bear their own
<b>Lease details:</b>	Co-op Group Limited - 25 years from 26th November 2003 with 5 yearly rent reviews. The current rent payable for the remaining term is £28,435 p.a.

## Features

- ✓ Freehold
- ✓ Close to station
- ✓ Densely populated area
- ✓ Mixed use investment
- ✓ Part- vacant possession
- ✓ Viewings by appointment only
- ✓ Yard area

## Property Map



## Important notice

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