



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

Tenure:	Freehold
Price/premium:	£600,000
Legal fees:	Each party to bear their own
Lease details:	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

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).









