



479 London Rd, Isleworth, TW7 4BX

SUMMARY

- Located in a commercial retail parade in Isleworth
- 1 minute walk to Isleworth Station
- Busy retail high street with parking to the façade
- 3 year rent review
- 3 Storey mid terrace building with residential upper and rear parts forming 5 flats
- Approx. 100 sqm of total ground floor area
- A3/A5 unit and suitable for various uses

LOCATION

Isleworth is located in the popular and affluent London Borough of Hounslow. The property is located on the south side of London Road and in the Spring Grove Conservation Area. The surrounding area is predominantly commercial with a mix of uses including a dry cleaners, take-away, convenience stores and bank.

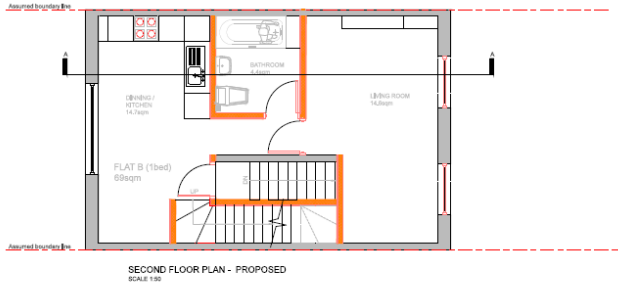
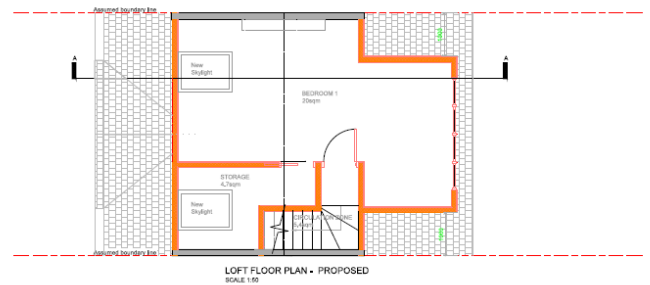
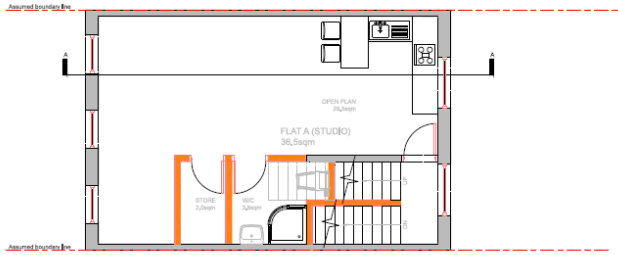
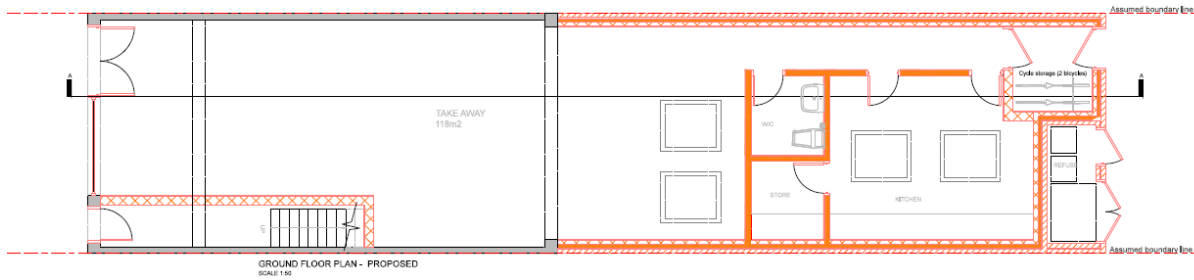
DESCRIPTION

The Property is arranged on 3 floors to provide a ground floor retail unit with residential flats on the upper floors and on the ground floor to the rear of the commercial unit. The Property is a mid-terrace building and part of a parade in the Major Neighbourhood Centre.

The ground floor unit is currently let on a 10 year lease. There are two studios and a one bedroom flat to the rear of the commercial unit. The upper floors form an additional two flats constituting a one bedroom flat and a two bedroom duplex flat. The upper parts are accessed via an external staircase to the rear. The Property benefits from two car garages to the rear.

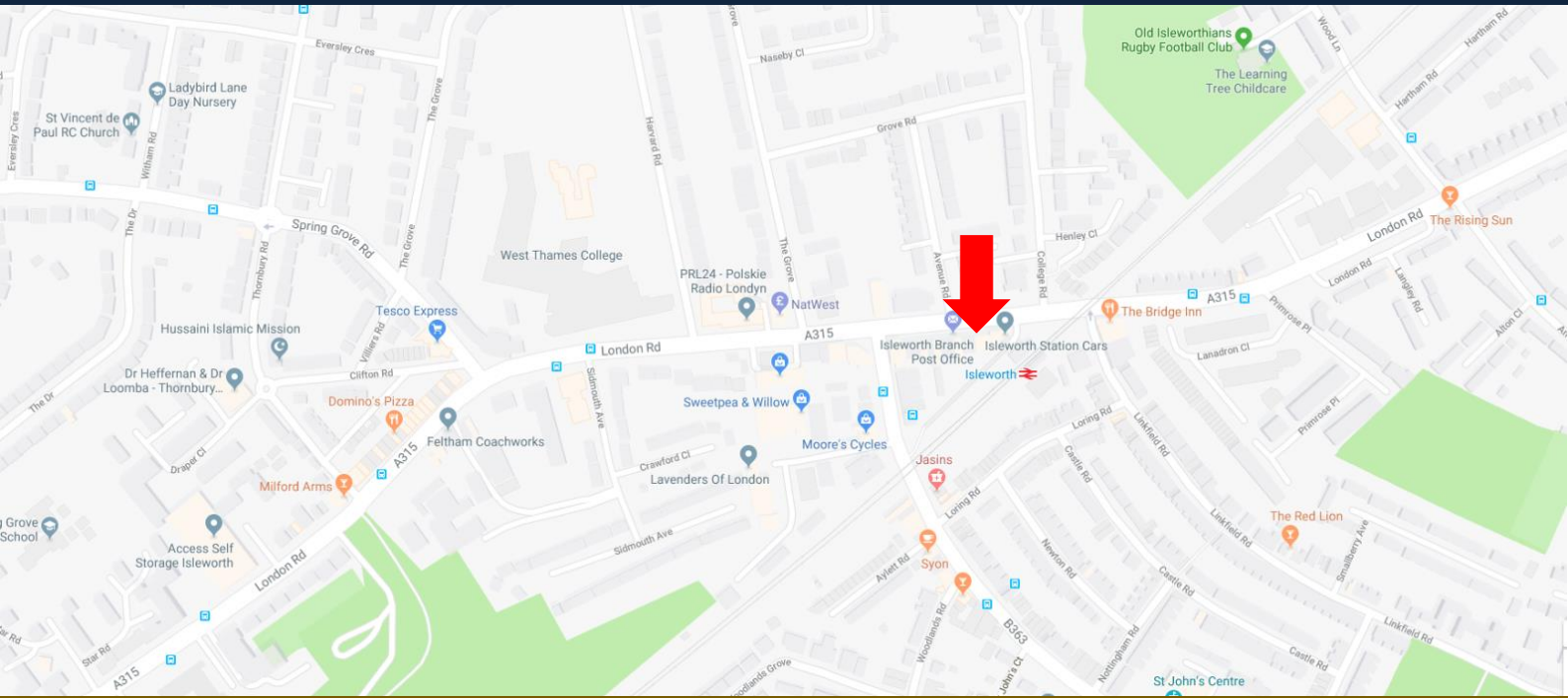
The following breaks down the areas and the dimensions of the unit:

Floor	Description	Area sqm	Area sqft
Ground	Retail Area	39.12	421
Ground	Office	2.03	22
Ground	Storage	22.74	245
Ground	Ancillary	36.41	392
TOTAL		100.3	1,080



SCHEDULE OF ACCOMMODATION

Floor	Type	Lessee	Accommodation	Lease Terms	Current rent £ p.a.
Ground	Retail	Ballucci Ltd.	100.3 sqm / 1,080 sqft	10 year lease from August 2017 Break clause in August 2021	£ 20,000
Ground	Residential	Individual	Studio	AST	£ 6,000
Ground	Residential	Vacant	Studio		Vacant
Ground	Residential	Individual	1 Bed	AST	£ 9,600
First	Residential	Individual	1 Bed	AST	£ 15,000
Second/Third	Residential	Individual	2 Bed	AST	£ 17,100
TOTAL					£ 67,700
TOTAL ERV					£ 74,900



TENURE

Freehold £950,000

VAT

To be confirmed

BUSINESS RATES

Rateable Value £12,750

Rates Payable £6,120

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8583 5708.



Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Monarch of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

Ankur Lakhnpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.