

Feltham – 143/143A Staines Rd, Middlesex TW14 0JS  
Freehold Shop and Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Feltham – 143/143A Staines Rd, Middlesex TW14 0JS

## Freehold Shop and Residential Investment



### Investment Consideration:

- Purchase Price: £450,000
- Gross Initial Yield: 5.13%
- Rental Income: £23,100 p.a.
- VAT is NOT applicable to this property
- Comprising a ground floor shop and a flat above
- Shop let on a lease expiring in 2022
- Maisonette let on an AST
- Situated at a prominent junction in a densely populated residential area
- Occupiers close by include a number of local traders

### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 143 (Ground Floor)	Shop: 47.70 sq m (513 sq ft)	T Bui (t/a Beauty 4 U)	18 years from 10 January 2004	£12,000	FRI Reversion 2022
Flat: 143A (First Floor)	Comprises 1 room, kitchen/reception, bathroom 43 sq m (462 sq ft)	Individual	6 months from 08 September 2017 (Holding Over)	£11,100	AST
Total				£23,100	



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### Property Description:

The property is arranged as a Ground Floor commercial unit trading as a beauty salon and upper floor maisonette flat. The property is situated within a small parade on the south of Staines Road (A315) at its junction with Harlington Road West.

The property provides the following accommodation and dimensions:

Ground Floor Shop: 513 sq ft

First Floor Flat: 1 room, kitchen/reception, bathroom (462 sq ft)

### Tenancy:

The shop is at present let to T Bui t/a Beauty 4 U for a term of 18 years from 10<sup>th</sup> January 2004 at a current rent of £12,000 per annum and the lease contains full repairing and insuring covenants. The first floor residential flat is at present let on an AST to an individual for a term of 6 months from 8<sup>th</sup> September 2017 (Holding Over) at a current rent of £11,100 per annum.

### Location:

Feltham is located west of Twickenham and to the north of Sunbury-on-Thames, some 13 miles west of Central London. The M3, M4 and M25 Motorways are all easily accessible. London Heathrow Airport is approximately 1.5 miles to the north west. Feltham Rail Station provides frequent services to London Waterloo (30 mins) whilst Hatton Cross provides Piccadilly Line Underground services.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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# BLUE ALPINE

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