

FOR SALE

Dobbin & Sullivan

Chartered Surveyors, Est 1991

FREEHOLD PROPERTY INVESTMENT

**37 SOUTH STREET,
ISLEWORTH,
MIDDLESEX,
TW7 7AL**

Freehold commercial investment let to Tote Bookmakers with a renewed 10 year FRI lease at a rent of £16,500 per annum exclusive subject to a break after 5 years *plus*
Vacant self-contained lower ground floor accommodation for immediate occupation / to let.



- FREEHOLD INVESTMENT IN BUSY LONDON SUBURB.
- NEW 10 YEAR FULL REPAIRING AND INSURING LEASE TO DONE BROTHERS (CASH BETTING) LIMITED TRADING AS BETFRED.
- INCOME £16,500 PER ANNUM EXCLUSIVE PLUS BENEFIT TO LET OUT VACANT BASEMENT.
- ASSET MANAGEMENT OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT SUBJECT TO USUAL CONSENTS, OR OCCUPATION OF SELF-CONTAINED BASEMENT – 452sq.ft

Chartered Surveyors
& Commercial Property
Consultants

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Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that:

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

LOCATION: Isleworth is a suburb in the London Borough of Hounslow to the south west of central London just to the North of Twickenham. On the South side of South Street in the Isleworth Riverside conversation area a shop, flat and basement (with side covered passageway) in a local parade near Co-op. Old Deer Park with Royal Mid-Surrey Golf Course and the River Thames are just to the east with Isleworth mainline about ¼ mile away.

DESCRIPTION: The subject property comprises of two storey building with the ground floor let as a commercial unit and the first floor flat accessed via a shared side passageway sold off on a long lease. The flat benefits from a rear garden.
A new entrance is to be made to provide self-contained access to the lower ground floor basement commercial space.

ACCOMMODATION:

Address	Present Lessee	Accommodation Gross internal area	Lease Terms	Current Rent	Next Rent Review/ Reversion
Ground Floor 37 South Street, Isleworth, Middlesex, TW7 7AL	Tote Bookmakers Ltd	Ground Floor: 650sq.ft	10 years FRI lease with upward only rent 5years review. Lease Start Date: 14/05/21	£16,500pax*	Rent Review in 5 years *Tenants break in 5 years
Basement Lower Ground Floor 37 South Street, Isleworth, Middlesex, TW7 7AL	Vacant	Basement: 452sqft	Available for owner/occupation or / to let.	Available to rent at £9,000 pax	
1st Floor Flat	Private leaseholder	2 bed self-contained flat	189 years lease with effect from 01/06/1983	Peppercorn	

RATES: Billing Authority London Borough of Hounslow
G/F Restaurant Rateable Value: £10,500 - 2017
Rates payable: (2021/2022) - £5,040 per annum

COUNCIL TAX: Flat: Council Tax Band (C)

CURRENT RENT

RESERVE: £16,500 per annum exclusive **plus** Opportunity of vacant basement to let.

PRICE: We are instructed to seek offers in excess of £350,000 subject to contract and existing tenancies and vacant accommodation as above, for the freehold interest in the property.

VAT: The property is not elected for VAT.

EPC: Flat - EPC Rating (D)
Commercial Shop - EPC Rating (D)

TENURE: Freehold

LEGAL COSTS: Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.

VIEWING: Strictly by appointment through the sole agent:



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