



**FREEHOLD RESIDENTIAL INVESTMENT**

## **Radalco House Saddlers Place**

**Hounslow, TW3 1AN**

### **Freehold Residential Investment**

### **Self Contained Block Of Seven Flats With Parking**

### **For Sale**

**5,000 sq ft**  
(464.52 sq m)

- Car Parking
- Outside Terraces
- Excellent Decorative Condition
- Fully Fitted Kitchens
- Wooden Flooring
- Patio Doors Opening Onto Outside Terrace
- Gas Central Heating

## Summary

<b>Available Size</b>	5,000 sq ft
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

This subject property is situated within Hounslow, lying approximately 10 miles to the South-West of Central London and within 5.6 miles of London Heathrow Airport. The area is well served for access to public transport network as London Underground (Piccadilly line) services are available from Hounslow East, Central and west Stations. The subject property is positioned on the eastern side of Prince Regent Road (which is a cul-de-sac) close to its junction with High Street. The area in which the property is positioned is mixed retail and residential of differing styles and ages.

## Description

Comprises a self contained modern block of seven self contained flats arranged over first, second, third and fourth floors together with the benefit of seven car parking spaces. The flats are split up to provide 4x2 beds and 3x1 beds, flats are in good decorative condition and currently let to Capital Homes and Estates Limited. There is a possibility that full vacant possession can be granted upon completion.

## Accommodation

Name	sq ft	sq m	Availability
1st - Flat 1 - 1 Bedroom	568	52.77	Available
1st - Flat 2 - 2 Bedroom	859	79.80	Available
2nd - Flat 3 - 1 Bedroom	568	52.77	Available
2nd - Flat 4 - 2 Bedroom	859	79.80	Available
3rd - Flat 5 - 1 Bedroom	568	52.77	Available
3rd - Flat 6 - 2 Bedroom	859	79.80	Available
4th - Flat 7 - 2 Bedroom	719	66.80	Available
<b>Total</b>	<b>5,000</b>	<b>464.51</b>	

## Tenancies

Flats: Currently Let to Capital Homes and Estates Limited (Company no. 05912964), who manage and sublet the flats, on an Internal Repairing and Insuring Lease for a term of 5 years from 1st March 2023, subject to schedule of condition at a rental of £116,304 per annum

Car Parking: 6 of the 7 car parking spaces are currently let individually. The remaining one space has been let to one of the retail tenants in the front block at a rental of £6,480 per annum

Total Rental Income - £122,784 per annum

## Freehold

Price upon application

## Legal Cost

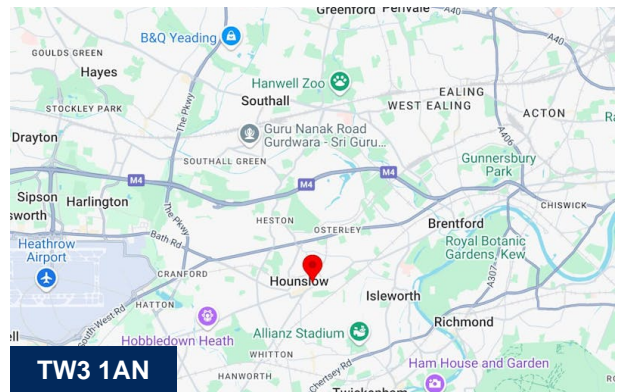
Each party to bear their own Legal Costs.

## Identification

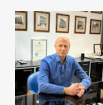
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewings

Strictly by appointment through owner's SOLE agents as above.



## Viewing & Further Information



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