

FREEHOLD OFFICE BUILDING 1,415sqft (131.46sqm)

FOR SALE – FREEHOLD

£795,000

6 RED LION COURT, HOUNSLOW TW3 1JT



Location – just north of the High Street and directly adjoining the new town centre re-development scheme with excellent public transport services nearby.

Description – a modern three storey office building forming part of a popular courtyard development of independent office buildings. Two car spaces are included with the property. The floor area is derived from the Business Rates assessment only (not checked on site).

The building has an Energy Performance Asset Ratings of 129 (band F).

Tenure – freehold subject to the three short term tenancies producing £31,000 per annum gross. Two of these have expired and new agreements allowing for three months by either party are currently in negotiation.

Business rates – nil if occupied by three separate businesses qualifying for Business Rates relief. Otherwise £11,515 per annum payable in total at Small Business Rate 2019/20 based on three separate assessments totalling £23,500.

Viewing - through sole agents, **Dunphys**

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