

SNELLER
COMMERCIAL

CHARTERED SURVEYORS

1-9 LONDON ROAD
BRENTFORD
MIDDLESEX
TW8 8JB



MIXED COMMERCIAL AND RESIDENTIAL FREEHOLD SALE

INVESTMENT SUMMARY

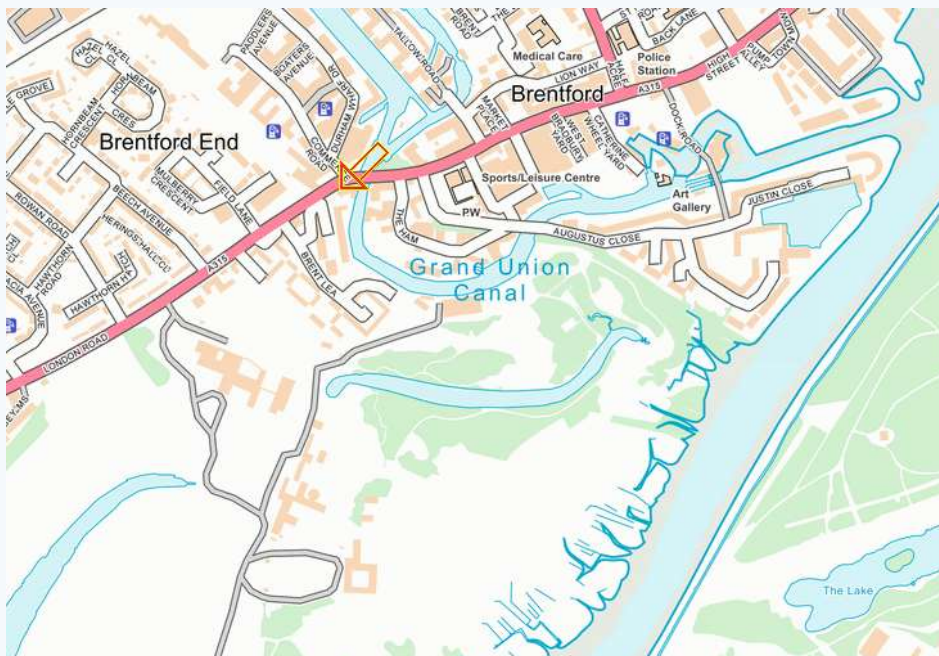
- Located in Brentford part of the London Borough of Hounslow.
- The property is situated opposite the Holiday Inn at Brentford Lock.
- The property is adjacent to the Brentford Project, Ballymore's regeneration of Brentford town centre, providing 870 new homes and 50 new retailers.
- Substantial and prominent Freehold, comprising 4 commercial units, 18 flats (sold off on long leaseholds) and a mooring. The commercial element totals 248 sq. m (2,669 sq. ft).
- Total passing current rent of £89,300 per annum (see Tenancy section) with an upcoming rent review providing an ERV of £91,000 per annum.
- Offers in excess of £1,150,000, subject to contract and exclusive of VAT. A purchase at this level reflects a Net Initial Yield of 7.27%, assuming standard purchaser's costs of 6.8%.



LOCATION

The property is located on the busy London Road (A315) in Brentford, a key arterial route connecting directly into the town centre and wider West London network. London Road links with Brentford High Street, part of the Ballymore regeneration masterplan, delivering over 870 new homes and circa 50 new retail and leisure units, reinforcing the area's ongoing transformation.

The surrounding area benefits from a strong lifestyle and leisure offering. Brentford Community Stadium is nearby, bringing regular footfall and hosting major sporting and entertainment events. Both Gunnersbury Park and Syon Park are within walking distance, offering extensive green space and riverside walks that enhance residential appeal.



The area continues to evolve with an improving mix of cafés, bars and amenities, including operators such as GAIL's Bakery alongside other established café and dining operators on Brentford High Street. The nearby Brentford Lock waterside development further enhances the setting, with canal side uses, restaurants and improved public realm.

Connectivity is excellent, with Brentford railway station under 1 mile away, providing direct services to London Waterloo. Road links are strong, with easy access to the A4 and M4 Great West Road, offering swift connections into Central London, Heathrow Airport, and the wider motorway network via the M25 and North and South Circular roads.

DESCRIPTION

1–9 London Road, Brentford is a modern mixed-use investment completed in 2014.

The ground floor comprises four well-configured commercial units benefiting from Class E use and strong frontage onto London Road, offering excellent visibility and footfall.

Above the commercial element, the property provides 18 modern residential units arranged over four floors, with additional accommodation to the rear at ground and lower ground levels. All residential units are sold off on 125-year leaseholds from 2014.

A key feature is the canal-side rear aspect, offering a tranquil waterside setting, enhanced by a private mooring.



TENANCY & ACCOMODATION SCHEDULE

No.	Unit	Floor Area SQ. M	Floor Area SQ. FT	Annual Rent	VAT	Lease Length	Start Date	Rent Review / End	Tenant
1	1 London Road	Ground Floor – 53.5 Lower Ground – 23.9 Total = 77.47	575.8 257.2 = 833	£26,000	Y	20 years	29/09/2016	Sep-26	Suhaanya Ltd
2	5 London Road	Ground Floor – 25.5 Basement – 29.5 Total = 55	274.4 317.5 = 592	£16,500	Y	10 years	13/10/2025	Oct-30	Ms Mariana Halaikevych
3	9 London Road	Ground Floor – 24.2 Basement – 26.4 Total = 50.6	260.4 284.1 = 544.5	£16,000	Y	15 years	07/04/2024	Apr-29	City Franchise Group
4	Studio, Rear of 5 London Road	Ground Floor – 42 First Floor – 23 Total = 65	452 247.5 = 699.5	£15,000	Y	3 years	21/10/2025	Oct-28	Infinite Direction Ltd
5	Mooring, canal side			£9,600	N	Rolling	01/03/2016	Mar-27	Mr Edwin Hopwood
6	Solar*			£1,000	N	20 years	May 2014	N/A	EDF. *Variable rent depending on weather conditions.
7	Ground Rents (18 flats)			£5,200	N	125 years	2014	2039	Residential
	Total Passing Rent			£89,300					
	Total Estimated Rent September 2026			£91,000					



EPC

Energy Performance Certificates (EPC's) are available on request.

VAT

The property is elected for VAT. It is anticipated that the sale will be structured as a Transfer of a Going Concern (TOGC).

PROPOSAL

Offers in excess of £1,150,000, subject to contract and exclusive of VAT. A purchase at this level reflects a Net Initial Yield of 7.27%, assuming standard purchaser's costs of 6.8%.

TENURE

Freehold.

AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company AML checks. Please note this is taken up for both the vendor and purchaser and any other entity that has a relationship with the property.

CONTACT US



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These particulars are intended to give a fair description, but their accuracy is not guaranteed, and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable