

**FOR SALE / TO LET - GROUND FLOOR UNIT WITHIN PRESTIGIOUS
NEW RIVERSIDE DEVELOPMENT - WOULD SUIT GYMNASIUM USE**



REVISED PRICE AS OF MAY 2022



Unit 1, Lion Wharf

Swan Court, Old Isleworth, TW7 6RJ

3,053 SQ.FT.
(283.7 SQ.M.)

Lion Wharf, Swan Court, Old Isleworth, Greater London, TW7 6RJ

Location

Lion Wharf is situated on Swan Street in Old Isleworth, which is an attractive and tranquil location close to the banks of the River Thames.

The property is circa 9 miles from Central London (Hyde Park Corner) to the east. Heathrow Airport is 6 miles to the west.

The M3 and M4 motorways are approximately 3 miles distant, giving good access to the M25 and the national motorway network.

Public transport facilities include Isleworth and St. Margaret's British Rail Stations, which gives access to Clapham Junction and London Waterloo within approximately 30 minutes.



There are shops, restaurants and banking facilities all conveniently located within the local vicinity, just a short walk from the development.



Isleworth (British Mainline)	0.9 miles
St Margaret's (British Mainline)	1.1 miles
Syon Lane – (British Mainline)	1.1 miles
Richmond (District/Overground)	1.5 miles



A4 – Great West Road	1.3 miles
M4 - Brentford (Junction 2)	0.7 miles
Heathrow Airport (Terminal 4)	1.4 miles
M3 - Sunbury	1.9 miles

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The Property

The new development at Lion Wharf by Bellway Homes provides a quality riverside residential scheme (circa 140 residential properties), incorporating commercial space at ground floor, set within a modern, attractive environment with an established riverside location.

Accommodation

The property comprises the following approximate gross internal floor area:-

Unit	Floor	Area sq. ft.	Area sq. m.
1	Ground	3,053	283.7



Amenities

- Riverside location
- Close to local amenities
- Shell & Core (Ready for fit out)
- Close to other businesses
- A1, A2, A3, A4, B1, D1, D2 Uses all consented

Gymnasium

Historically, there was a large LA Fitness Gymnasium at this location prior to development of Lion Wharf. At end of August 2019 Topnotch Health closed their 15,000 sq. ft. gymnasium at West Cross Centre in Brentford. It would thus appear that there is a gap in the market for a new gymnasium at this location.

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Terms

For sale: 999 year lease at a peppercorn – Revised Guide Price: £835,000

To Let: New lease - Guide Rent: £22.50 per sq. ft.

Business Rates

To be assessed.

All applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority.

VAT

VAT is applicable in addition to all above costs.

EPC

To be assessed – further details available from the agents.

Legal Costs

Each party to bear their own legal costs.

Service charge

We understand that this is running at £2,541.08 per annum.

Parking

Two car parking space are allocated with the property.



Viewing

Strictly through prior arrangement with joint sole agents Vokins or Rose Williams.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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