

LEISURE WEST, AIRPARK WAY, FELTHAM



Description

The property is located in Feltham town centre within the London Borough of Hounslow, approximately 13 miles to the southwest of central London and 2 miles from Heathrow Airport.

The property is a large multi-let leisure-park constructed in 1997 and comprised of three large detached leisure units, four smaller restaurant units and 764 car parking spaces. The property area totals 12,650 sq m (136,164 sq ft) on a site of 4.50 hectares (11.11 acres).

The scheme is anchored by a 14 screen cinema operated by Cine UK. Other main tenants include Tenpin and Gala Bingo with the restaurants operated as a drive-through Burger King, a Pizza Hut, a Chiquito and a Frankie & Benny's. The park also includes an amenity block, incorporating two ATM machines and a small kiosk. There is 24 hour on site security.

All of the leases have in excess of ten year's term certain remaining and the total rent receivable is approximately £2.2m pa with rents ranging from £10.50 psf to £28.30 psf.

Price

£33,050,000

Yield

Initial 6.36%

Transaction

Sale by NFU Mutual to Universities Superannuation Scheme in November 2011.