



SITUATION

In this cosmopolitan area close to the main Uxbridge Road and under a mile from Shepherds Bush within easy access to Central London and the M4 to Heathrow Airport.

PROPERTY

Part of a newly refurbished gated courtyard development comprising **2 Adjoining Studio/ Office Units** benefiting from air conditioning, high ceilings, private parking and 3 WCs.

ACCOMMODATION

UNITS A1 & A2

| | | |
|-----------------|-------------|-------------|
| Ground Floor | Area Approx | 1,122 sq ft |
| Mezzanine Floor | Area Approx | 598 sq ft |

Total Area Approx 1,720 sq ft (See Note 1)

VAT is NOT payable in respect of this Lot

TENANCY

The entire property is let on a full repairing and insuring lease to **A1 Duplication Ltd** as DVD and CD suppliers for a term of 10 years from and including 6th August 2009 at a current rent of **£35,000 per annum** exclusive.

Rent Review 2014 (See Note 1)

£35,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

TENURE

Leasehold for a term of approx 999 years from completion at a peppercorn ground rent.

Note 1: The lessee's improvements approaching £100,000 will be included in the rent review which is based on a Gross Internal Area of 2,237 sq ft.

Note 2: There is a rent deposit held of £8,750.

Note 3: The lease is excluded from the renewal provisions of the Landlord and Tenant Act 1954.

Note 4: Unit B2 (1,054 sq ft) sold in May 2011 for £200,000 (£189 psf).

Note 5: Unit B3 (2,006 sq ft) sold in Oct 2010 for £380,000 (£189 psf).



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts