



SITUATION

Located in this attractive village of Sunbury in this well established parade serving the surrounding residential population approximately 14 miles south-west of central London.

VAT is NOT payable in respect of this Lot

PROPERTY

A detached parade comprising **4 Ground Floor Shops (Nos. 91 & 93 interconnect)** with separate rear access to **4 Self-Contained Flats** on the first and second floors. In addition, there are **4 Garages** accessed from a rear service area, a rear garden and use of front lay-by parking.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 89a (Ground Floor Shop)	Internal Width 11'9" Shop Depth 22'9"	H. Awad (Barbers having 5 branches)	10 years from 20th January 2012	£7,791.66 (rising to £8,500 in Jan 2013, £9,000 in Jan 2014 & £9,500 in Jan 2015)	FRI by way of service charge Rent Reviews 2017 and 2022 (last day of term) Tenant's Break 2017.
No. 91 (Ground Floor Shop)	Internal Width 14'9" widening at rear to 25'6" Shop Depth 24'6" Built Depth 32'6"	A. Pankhania (t/a best-one grocers)	12 years from 23rd May 2003	£8,250	FRI by way of service charge Rent Review 2015 (last day of term) The tenant also trades from the adjoining shop (No. 93) £2,088.93 Rent Deposit held.
No. 93 (Ground Floor Shop)	Internal Width 15'5" Shop Depth 24'5" Built Depth 32'6"	A. Pankhania (t/a best-one grocers)	12 years from 12th December 2007	£8,250	FRI by way of service charge Rent Review 2015 The tenant also trades from the adjoining shop (No. 91)
No. 95 (Ground Floor Shop)	Internal Width 15'6" (max) Shop Depth 24'4" Built Depth 36'4"	C. Wright & K. L. Wright (Estate Agents)	10 years from 25th March 2010	£8,750	FRI by way of service charge Rent Review and Tenant's Break 2015
No. 89 (First & Second Floor Flat)	Not inspected – Believed to be 3 Rooms, Kitchen, B/WC plus Rear Garden	Individual	99 years from 24th June 1963	£100	FRI Valuable Reversion in approx. 49 ½ years
Nos. 91a, 93a & 95a	3 Flats (not inspected) plus 3 Garages	Various	Each expiring 2152	£300 (£100 per flat)	Each FRI by way of service charge Rents rising every 30 years
Garage		R.J. O'Hagan	Quarterly Agreement	£700	
TOTAL				£34,141.66 rising to £35,850 by 2015	

Note: In accordance with s. 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to the auction.

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

JOINT AUCTIONEERS
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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