

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position within this established parade close to the junction with Derley Road, serving the surrounding residential area and only approximately 5 miles from Heathrow Airport.

Southall lies approximately 11 miles west of Central London and enjoys excellent road links via the M4 (Junction 3) and A40.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 168 (Ground Floor Shop)	Gross Frontage 17'6" Internal Width 13'2" widening to 16'4" Shop Depth 45'0" Built Depth 61'5" 2 WCs	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 750 branches) (T/O for Y/E 27/3/11 £4.1bn, Pre-Tax Profit £15.5m and Net Worth £48.9m)	10 years from 2nd September 2011	£15,750	Repairing and Insuring Rent Review and Tenant's Break 2016
No. 168a (First and Second Floor Flat)	4 Rooms, Kitchen, Bathroom/WC, Shower/WC * (* Second Floor not inspected by Barnett Ross)	2 Individuals	1 year from 1st November 2012	£4,800	AST – First Floor – 1 Room with shared Kitchen and Bath/WC
		VACANT (Let prior to 1st November 2012 for £4,800 p.a. during previous 3 to 4 years)			First Floor – 1 Room with shared Kitchen and Bath/WC
		2 Individuals	1 year from 1st November 2012	£5,400	AST – Second Floor – 2 Rooms incl Kitchen plus Shower/WC
£25.950 per annum			TOTAL	£25,950 Plus Vacant Room	

**£25,950 per annum
Plus Vacant Room**

The Surveyors dealing with this property are
JONATHAN ROSS and **NICHOLAS BORD**

VENDOR'S SOLICITORS

L P Evans – Tel: 020 7823 2098
Ref: S. Lakhani, Esq – Email: s.lakhani@lpevans.com

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