



**SITUATION**

Located close to the junction with Market Place amongst such multiples as **Barclays, Santander, Dexters, Topps Pizza, Betfred, McDonalds, Phones4U, HSBC, Paddy Power, Ladbrokes** and within easy walking distance of the **Morrisons Supermarket** and Acton Town Underground Station (District and Piccadilly Lines). Acton lies approximately 1 ½ miles north of Chiswick and 6 miles west of central London.

**PROPERTY**

Forming part of a parade comprising a **Ground Floor Shop** and **Basement**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'0"
Internal Width	20'3"
Shop and Built Depth	38'0"
WC	

**Basement** – Not inspected (See Note 1)

**£25,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from June 2010 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **Colossus Ltd t/a Subway** for a term of 15 years from 30th November 2004 at a current rent of **£25,000 per annum** exclusive.

**Rent Review 2014**

**Note 1: There is no current access to the Basement.**

**Note 2: There is a six month rent deposit held.**

**Note 3: We are informed that the tenant recently concluded a fit out which cost circa £30,000.**



**JOINT AUCTIONEERS**

Michael Berman & Co., Turnberry House,  
1404-1410 High Road, London N20 9BH  
Tel: 020 8346 5100 Ref: M. Berg Esq

**VENDOR'S SOLICITORS**

Aston Bond LLP - Tel: 01753 486 777  
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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 £350 (including VAT) upon exchange of contracts