

6 WEEK COMPLETION



SITUATION

Located at the junction of Coldershaw Road amongst such multiples as **Kwik-Fit, Albemarle Bond, Paddy Power, Coral, KFC** and many more. West Ealing is a densely populated residential area approximately 7 miles from Central London and 8 miles from Heathrow Airport via the M4.

PROPERTY

A corner building comprising **2 Ground Floor Shops**, one of which benefits from a separate side access to a **Self-Contained Flat** on part ground and first floor.

VAT is NOT payable in respect of this Lot



FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 129A (Ground Floor Shop) and No. 129C (Part Ground and First Floor Flat)	Ground Floor Shop Gross Frontage 17'1" Internal Width 16'0" Built Depth 63'11" Total Area Approx 845 sq ft Part Ground & First Floor Flat Not inspected – Believed to be 4 Rooms, Kitchen, Bathroom/WC	Yum! III (UK) Ltd (Pizza Hut Delivery having 151 branches) (T/O for Y/E 02/12/12 £20 m, Pre-Tax Profit £14.6 m and Net Worth £10.2 m) (with AGA from HFC UK)	10 years from 24th March 2008	£22,250	FRI Rent Review June 2013 (Outstanding – Not yet actioned)
No. 129B (Ground Floor Shop)	Gross Frontage 7'1" Internal Width 6'9" Built Depth 21'2" WC	E. Bidaud t/a Martin Barber Shop	20 years from 25th December 2002	£7,000	FRI Rent Reviews December 2012 (Outstanding – Not yet actioned) and 2017
TOTAL				£29,250	

£29,250 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Hancock Quins – Tel: 01923 650 884
Ref: Ms Linzi Van Geene – Email: lvangeene@hancockquins.co.uk

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 £500 (including VAT) upon exchange of contracts