



**SITUATION**

Occupying a prominent corner position at the junction with Leeland Road, opposite **Barclays** and close to such multiple occupiers as **Costa, Wilkinson, Lidl, Boots, Iceland, Nationwide, Superdrug, Holland & Barrett** and many others.

West Ealing is a popular and prosperous suburb which lies some 7 miles from central London and 8 miles from Heathrow airport via the M4.

**PROPERTY**

Comprising a **Ground Floor Corner Shop with Basement Storage and Part First Floor Ancillary** all of which forms part of a larger building, the remainder of which is not included in the sale.

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

**TENURE**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	25'0" (including splay)
Internal Width	21'4"
Shop Depth	53'1"
Built Depth	63'0"
2 WCs	

**Basement**

Not Inspected - Believed to be Area Approx 540 sq ft WC

**First Floor**

Not Inspected - Believed to be Area Approx 460 sq ft

**TENANCY**

The property is let on a full repairing and insuring lease to **Ganton House Investments Ltd (t/a Ladbrokes) (T/O for Y/E 31/12/12 £12.03m, Pre-Tax Profit £1.67m, and Net Worth £21.65m)** for a term of 10 years from 14th March 2010 at a current rent of **£40,000 per annum** exclusive (see Note 1).

**Rent Review and Tenant's Break March 2015**

**Note 1: The rent increased from £33,000 p.a. in 2010.**

**Note 2: The tenant has been in occupation since 1995.**

**£40,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

**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