



### SITUATION

Occupying a prominent position close to the junction with Leeland Road, adjacent to **Ladbrokes** opposite **Barclays** and close to such multiple occupiers as **Costa**, **Wilkinson**, **Lidl**, **Boots**, **Iceland** 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 Shop** which forms part of a larger building, the remainder of which is not included in the sale.

### ACCOMMODATION

#### Ground Floor Shop

|                |        |
|----------------|--------|
| Gross Frontage | 16'9"  |
| Internal Width | 15'2"  |
| Shop Depth     | 40'4"  |
| Built Depth    | 63'11" |
| WC             |        |

**£25,500** per annum

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

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

### TENURE

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

### TENANCY

The property is let on a full repairing and insuring lease to **A. Razaq as a Mini-Market** for a term of 15 years from 14th October 1999 at a current rent of **£25,500 per annum** exclusive.



### VENDOR'S SOLICITORS

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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 £500 (including VAT) upon exchange of contracts