



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, Wilko, 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	

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.



£25,500 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