

6 WEEK COMPLETION



SITUATION

In the heart of this well-known shopping centre amongst such multiples as **WH Smith, Pizza Express, Boots** and **Vodafone** serving an affluent residential area, being 9 miles from Central London and 11 miles from Heathrow Airport.

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with internal access to **First Floor Offices** and having a separate side entrance through to a small yard with an external staircase to the first floor.

There is a rear service road access from King Edwards Road and there is the possibility of private parking outside for at least one car.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'9"	
Internal Width	18'6"	
Shop Depth	53'4"	
Built Depth	71'0"	
Area	Approx.	969 sq ft

2 WCs

First Floor Office

Area	Approx.	816 sq ft
WC		

Total Area **Approx. 1,785 sq ft**

£38,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A-Plan Insurance Group (having 70 branches)** for a term originally from 28th January 1991 to expire on 24th June 2020 at a current rent of **£38,500 per annum exclusive**.

Rent Review 2015



View along the High Street

VENDOR'S SOLICITORS

Dixon & Templeton - Tel: 01425 476231
Ref: Ms Deanne Edwards - Email: de@dixon-templeton.com

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