

**4 WEEK COMPLETION**



**SITUATION**

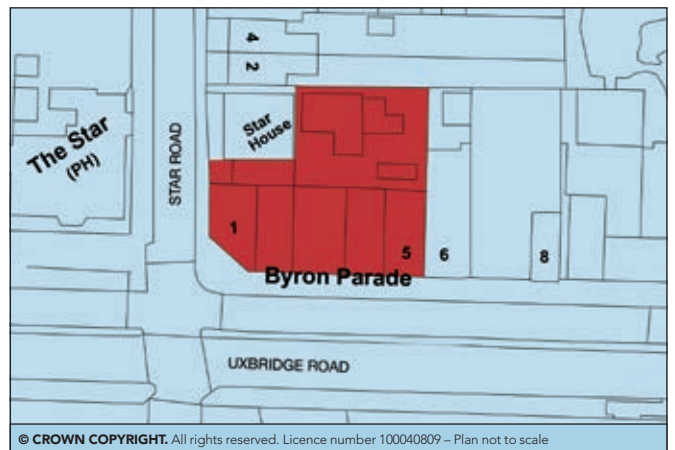
Located in this well known main road bordering a densely populated residential area, 2 miles from Hillingdon Underground Station (Metropolitan & Piccadilly Lines) and 3½ miles north of Heathrow Airport with central London 17 miles to the east via the A40 and A4020.

**PROPERTY**

Set behind a front shoppers service road comprising a detached block of **5 Ground Floor Shops** with separate side access to **9 Self-Contained Flats** on the two upper floors. Each flat has gas central heating and UPVC windows. In addition, there are drive-in metal gates from Star Road to a private rear yard with a single storey **Factory and Store** plus an **Open Parking Area**.

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

**FREEHOLD**



**£109,200 p.a. Plus 2 Vacant Flats**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 (Shop)	Internal Width 17'7" Shop Depth 39'0" WC	<b>Woodend Estate Agents Ltd (R. Singhal as Guarantor)</b>	15 years from 24th June 2011	£7,500	FRI <b>Rent Reviews 2016 and 2021 Tenant's Break 2016</b>
No. 2 (Shop)	Internal Width 17'7" Shop Depth 39'8" WC	<b>Acorn Insurance &amp; Financial Services Ltd</b>	10 years from 24th June 2011	£8,000	FRI <b>Rent Review 2018 Local authority has served Enforcement Notice regarding A2 use. Lessee has break clause if A2 consent not given.</b>
No. 3 (Shop & Factory)	<b>Ground Floor Shop</b> Internal Width 22'4" Shop Depth 39'3" WC <b>Factory</b> Area Approx. 420 sq ft	<b>A.G. Takacs (Butcher/Farm Shop)</b>	15 years from 24th June 2011	£12,000	FRI <b>Rent Reviews 2016 and 2021</b> The lessee uses an adjacent lean-to store and freezer store (290 sq ft) which are not in the lease.
Nos. 4 & 5 (Double Shop) + Rear Parking	<b>No. 4 – Ground Floor Shop</b> Internal Width 16'10" Shop Depth 39'4" WC <b>No. 5 – Ground Floor Shop</b> Internal Width 18'3" Shop Depth 39'3" WC	S. Thanoyan (Grocers & Barbers)	20 years from 25th May 2006	£15,000	FRI <b>Rent Reviews 2016 and 2021.</b> <b>Shop sublet to Barbers who would like to take a new 20 year lease direct from Freeholder at £8,400 p.a.</b>
No. 1a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC <sup>1</sup>	Individual(s)	1 year from 30th November 2013	£9,300	AST Holding over.
No. 1b (Second Floor Flat)	2 Rooms, Galley Kitchen, Bathroom/WC Area Approx 415 sq ft	<b>V A C A N T</b>			
No. 2a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC Area Approx 413 sq ft	Individual(s)	1 year from 30th November 2013	£9,000	AST Holding over.
No. 2b (Second Floor Flat)	2 Rooms, Galley Kitchen, Bathroom, separate WC Area Approx 432 sq ft	Individual(s)	1 year from 28th December 2013	£9,000	AST Holding over.
No. 3a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC <sup>1</sup> Area Approx 536 sq ft	Individual(s)	1 year from 5th July 2013	£9,000	AST Holding over. <b>Could be converted to 3 Rooms as Flat 3b</b>
No. 3b (Second Floor Flat)	3 Rooms, Galley Kitchen, Bathroom/WC Area Approx 556 sq ft	<b>V A C A N T</b> <b>(Recently refurbished with new Kitchen, Bathroom, Flooring etc)</b>			
No. 4 (First and Second Floor Flat)	4 Rooms, Kitchen, Bathroom/WC <sup>1</sup> Area Approx 828 sq ft <b>Could be converted into 2 flats</b>	Individual(s)	2 years from 11th February 2014	£12,100	AST
No. 5a (First Floor Flat)	2 Rooms, Kitchen, Shower/WC Area Approx 330 sq ft	Individual(s)	1 year from 9th February 2014	£9,300	AST Holding over.
No. 5b (Second Floor Flat)	2 Rooms, Kitchen, Bathroom/WC <sup>1</sup>	Individual(s)	1 year from 2nd December 2013	£9,000	AST Holding over.

<sup>1</sup> Not inspected by Barnett Ross

**TOTAL**      **£109,200 Plus  
2 Vacant Flats**

**Note: There is potential to develop into the Loft and/or on the Rear Land, subject to obtaining the necessary consents.**

**VENDOR'S SOLICITORS**  
WGS Solicitors - Tel: 020 7723 1656  
Ref: J. Gerber, Esq - Email: jg@wgs.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