



SITUATION

Occupying a corner position on this established parade close to the junction with Gledwood Drive amongst many other independent retailers and close to a **Co-operative Funeralcare**, **Pizza Hut Delivery** and a selection of local traders.

The town of Hayes is located approximately 13 miles west of central London and has good road access to the M4 (Junction 3) via the A437.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** arranged over first and second floors.

VAT is payable in respect of this Lot (TOGC available)

TENURE

Leasehold for a term of 99 years from 29th September 1949 at a fixed ground rent of £750 p.a. (Thus having approx. 32½ years unexpired)

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 900 (Ground Floor Shop)	Gross Frontage 17'8" Internal Width 15'11" Shop Depth 39'6" Built Depth 47'0" Kitchen, WC	Magic Graphic Design Ltd (Graphic Designers)	5 years from 1st March 2015	£8,400	FRI (£2,000 p.a. service charge cap) Tenant's Break 2018
No. 904 (Ground Floor Shop)	Gross Frontage 17'4" Internal Width 15'8" Shop Depth 24'10" Built Depth 48'9" Kitchen, WC	R. I. Sindhu (Estate Agents) (Currently fitting out)	15 years from 20th January 2016	£6,000	FRI Rent Reviews and Tenant's Breaks 2021 & 2026
Nos. 898 & 902 (First and Second Floor Flats)	2 Flats – Not inspected	Various	Each for a term from 2015 to 26th September 2138	£200 (£100 per flat)	Each FRI

TOTAL £14,600

Net Income
£13,850 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

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

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