



## SITUATION

On this main road shopping parade directly opposite **St. John The Baptist Church**, 1½ miles from Uxbridge Town Centre and 4½ miles from **Heathrow Airport**.

Uxbridge lies approx. 16 miles west of central London and benefits from good road links via the A40.

## PROPERTY

An attractive building comprising:

- A **Large Ground Floor Shop**
- Separate front access to a Self-Contained 2 Storey Upper Part comprising **5 Studio Flats**.
- A Rear Single Storey Building (majority recently built) used as a **Self-contained Flat**.
- Drive-in access to double gates leading into a **Yard providing parking for a minimum of 6 cars**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Mr & Mrs Terzontz** for a term of 12 years from 16th April 2010 at a current rent of **£28,000 per annum** exclusive.

**Rent Reviews 2015 (maybe outstanding) and 2020.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	29'6"
Internal Width	23'9"
Shop Depth	32'6"
Built Depth	44'10"
Area	Approx. 1,120 sq ft
Plus timber extension	Approx. 260 sq ft
2 WCs	

### First Floor (all units with communal gas central heating)

Front Studio Flat 2:	1 Room plus Shower/WC
Front Studio Flat 3:	1 Room plus Shower/WC <sup>1</sup>
Rear Studio Flat 4:	1 Room plus Shower/WC
Rear Studio Flat (No Number):	1 Room plus Shower/WC on landing

### Second Floor

Front Studio Flat 6:	1 Room plus Bath/WC
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### Rear Ground Floor

Flat	2 Rooms, Kitchen, Shower/WC <sup>1</sup>
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<sup>1</sup> Not inspected by Barnett Ross

**Note 1: A small section of the rear service road has not been demised to the lessee.**

**Note 2: The lessee sublets the shop to Highgain Properties Ltd (with Guarantor) as estate agents at £20,000 p. a. and sublets the flats in the upper part and rear ground floor.**

**Note 3: The lease is excluded from s. 24. 28 of the Landlord & Tenant Act 1954.**

**\*Reserve below £550,000**

6 week completion

Rear View



View Opposite



**£28,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Joshua Platt**

**Vendor's Solicitors**

Parkes Wilshire Johnson

Tel: 020 8441 1556 Ref: Christopher Johnson

Email: christopher.johnson@pwjsolicitors.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page