



SITUATION

In the heart of the Town Centre of this densely populated residential area, amongst such multiple traders as **McDonald's, SpecSavers, Costa Coffee, Nationwide** and others.

Hayes is approximately 4 miles from Heathrow Airport and 13 miles west of central London via the A40 and 2½ miles from the M25 (Junction 3).

PROPERTY

A mid terrace property, probably erected in the 1930's, comprising a **Ground Floor Bank** (see Notes 2, 3 & 4) with separate rear access via a service road to a **Self-Contained Flat** on two upper floors and a post-war built **Double Garage**.

ACCOMMODATION

Ground Floor Bank

Gross Frontage	19'2"
Internal Width	18'2"
Shop Depth	28'4"
Built Depth	43'0"

First & Second Floor Flat

Not inspected – believed to be 4 Rooms, Kitchen, Bathroom/WC

Double Garage

Frontage	18'10"
Built Depth	19'0"

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank plc (having approx. 1,100 branches)** (T/O for Y/E 31/12/2020 **£18.5bn, Pre-Tax Profit £1.32bn and Shareholders' Funds £41.04bn**) for a term of 14 years, 2 months and 29 days from 25th March 2007 (**Holding Over – See Note 1**) at a current rent of **£18,750 per annum** exclusive.

Note 1: The Freeholders served a Section 25 Notice on 23rd September 2021 terminating the Lease on 31st March 2022 on the whole demise and offering a new lease for 10 years from 1st April 2022 with upward Rent Review on 1st April 2027 at a commencing rent of £22,000 p.a. exclusive.

The rental offer is not binding and as Lloyds Bank do not currently occupy the Flat and the Garage for business purposes, the possibility exists of obtaining vacant possession of these. Purchasers must take their own advice in this respect.

Note 2: The Tenant also trades from the adjoining double unit (Nos. 1–3) which interconnects with No. 5 at ground floor level only. For the avoidance of doubt, Nos. 1–3 are not included in this sale.

Note 3: No. 5 has no front entrance. The Bank's entrance is via No. 3. There may be a Reinstatement Clause (re: shopfront, WC etc...) in the event of Lloyds Bank not renewing their Lease.

£18,750 per annum

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

Vendor's Solicitors

Lawrence Stephens Ltd
Tel: 020 7936 8888 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Double Garage



View from the Property

