



**6 WEEK COMPLETION**

### SITUATION

Located adjacent to **Corals** and other nearby multiples include **Reed, Scope, Boots, Shoe Zone, McDonalds** and **Superdrug**. The Oaks Shopping Centre is within easy walking distance and is within close proximity to Acton Central Station (Mainline) and Acton Town Station (Piccadilly and District lines). Acton lies approximately 6 miles west of Central London and enjoys good road links via the A406 and the M4 (Junction 2).

### FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Not Inspected	All2One (Real Estate) Ltd	999 years from 25th March 1999	£350	FRI
4 Flats	Not inspected	Various	Each 125 years from 25th March 1999	£400 (£100 per flat)	Each FRI <b>Rent rises by £400 every 25 years</b>
Rear Yard		3 Individuals	999 years from 9th May 2011	Peppercorn	
			<b>TOTAL</b>	<b>£750</b>	

**Note 2: The Freeholder appoints a managing agent and insures the building. Current sum insured £1,209,138. Current premium £2,531.59.**

**Note 3: There are currently £4,284.31 of apportioned ground rent, insurance and service charge arrears which are to be payable by the Purchaser on completion.**

**£750 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

### PROPERTY

A mid-terraced property comprising a **Ground Floor Double Shop** with separate rear access to **4 Self-Contained Flats** above. In addition the property includes a **Rear Yard**.

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

**Note 1: In accordance with S. 5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.**



### JOINT AUCTIONEERS

Sint & Co, 39 Welbeck Street, London W1G 8DR  
Tel: 020 7650 3876. Ref: A Sint Esq

### VENDOR'S SOLICITORS

Pritchard Englefield - Tel: 020 7650 3868  
Ref: I Silverblatt Esq - Email: isilverblatt@pe-legal.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 £275 (including VAT) upon exchange of contracts