



INVESTMENT/REDEVELOPMENT OPPORTUNITY



SITUATION

Located off Oxford Road in this mixed commercial and residential area and within close proximity to Uxbridge town centre and Uxbridge Station (Piccadilly and Metropolitan lines).

Uxbridge is located some 16 miles west of central London and within close proximity of the M40 (Junction 1) which links with the M25 (Junction 16).

PROPERTY

A mainly rectangular shaped site currently used as a **Car Park comprising 36 delineated spaces** together with **the right to park a further 4 cars** on adjacent land (shaded green on the site plan), but this area is not included in the freehold title.

ACCOMMODATION

Site Frontage	Approx	70 ft
Site Depth	Approx	120 ft
Site Area	Approx	7,280 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

£38,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

TENANCY

The entire property is let on a lease to **Compass Contract Services (UK) Ltd (visit www.compass-group.co.uk) (See Note 1)** for a term from 1st April 2012 to 9th September 2020 **(See Note 2)** at a rent of **£38,000 per annum** exclusive.

Tenant's Break 2015

Note 1: Compass Services use the car park in conjunction with their occupancy of their building in Oxford Road, Uxbridge.

Note 2: The lease is a renewal of a previous lease and the tenant has been in occupation since March 2010.

PLANNING

Planning Permission was granted on 12th October 2009 for the 'Construction of, part two and three storey terraces to accommodate 7 office units. Provision of 20 parking spaces and associated landscaping'.

Following new legislation, the vendor has applied for a 1 year extension of this Planning Permission.

VENDOR'S SOLICITORS
Matthew Arnold & Baldwin – Tel: 01923 202 020
Ref: D. Marsden Esq – Email: david.marsden@mablaw.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 £275 (including VAT) upon exchange of contracts