



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809
- Plan not to scale

6 WEEK COMPLETION



SITUATION

Located at the junction with Balfour Road and Johnson Street within 1 mile of Southall Rail Station and 4 ½ miles from Heathrow Airport and benefitting from good road links via the A312 to the M4 (Junction 3). Southall lies approximately 5 miles north west of Brentford and 14 miles west of central London.

PROPERTY

Comprising **2 Adjoining Industrial Units** together with a separate **Two Storey Office Building** both benefitting from a **Large Private Front Yard** for loading and parking up to 15 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 11	Ground Floor Warehouse GIA Approx 805 sq ft WC First Floor Storage Room, Office/Kitchen GIA Approx 805 sq ft Total GIA Approx 1,610 sq ft	R Dhandra (Mobile phone accessories)	Held on a licence for 1 year (less 1 day) from 15th October 2012	£16,800	Mutual Break on 3 months' notice.
Unit 17	Ground Floor Factory GIA Approx 750 sq ft Max Height 21'9" Ground Floor Offices GIA Approx 545 sq ft WC First Floor Offices GIA Approx 430 sq ft Total GIA Approx 975 sq ft	M Lal (Granite/Worktops Manufacturer)	Held on a licence for 1 year (less 1 day) from 15th October 2012 (In occupation for approx 5 years)	£13,800	Mutual Break on 3 months' notice.

VACANT

Note: Until recently, the property was held on a licence paying £5,400 p.a.

**Total GIA
Approx 3,335 sq ft**

TOTAL

**£30,600 plus
Vacant Offices**

**£30,600 per annum
plus Vacant Offices**

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**



JOINT AUCTIONEERS
Michael Berman & Co, Turnberry House,
1404-1410 High Road, London N20 9BH.
Tel: 020 8346 5100. Ref: M Berg Esq
VENDOR'S SOLICITORS
Aston Bond LLP - Tel: 01753 486 777
Ref: N. Powe Esq - Email: npowe@astonbond.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 £350 (including VAT) upon exchange of contracts