

6 WEEK COMPLETION



SITUATION

Located in this prominent main road position opposite the junction with Flag Walk, close to local shops and a short walk from Eastcote House Gardens in this picturesque and highly sought after residential area midway between Ruislip and Pinner some 8 miles north west of Central London.

PROPERTIES

Comprising **2 Plots of Land**, upon one of which stands a **9 Pump Petrol Station with car wash and shop**.

VAT is NOT payable in respect of these Lots

FREEHOLD

TENANCIES & ACCOMMODATION

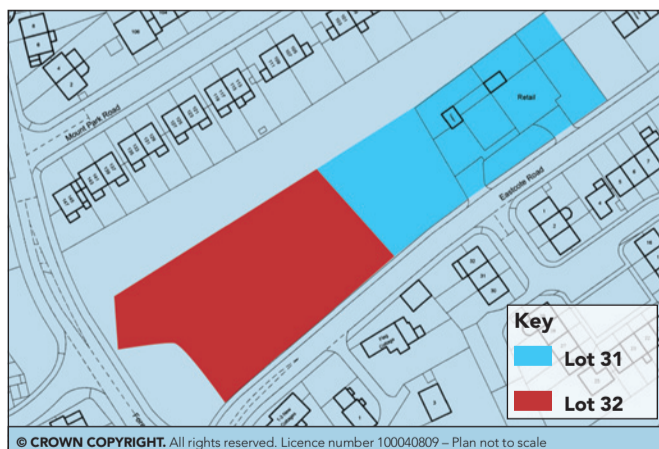
Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 31 Guide Price £1,100,000- £1,250,000	Petrol Station and Land	Frontage to High Road Eastcote Approx 306 ft. Site Area Approx: 1.19 acres				VACANT (see Note)
Lot 32 Guide Price £250,000+	Land	Frontage to High Road Eastcote Approx: 235 ft. Site Area Approx: 1.04 acres				VACANT

Note: The property is currently occupied at a rental of £130,000 p.a. and the Tenant has entered into a Deed of Surrender with effect from 12th July 2013.

REDEVELOPMENT OPPORTUNITY
(subject to planning)

The Surveyors dealing with these properties are **MATTHEW BERGER** and **JONATHAN ROSS**

Artist's impression of potential development scheme on Lot 32 (subject to obtaining any necessary consents)



JOINT AUCTIONEERS
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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) per lot upon exchange of contracts