



SITUATION

The property lies on the busy Uxbridge Road (A4020) close to the junction with Lees Road and amongst a variety of local traders and multiples such as **Dominos**, **Enterprise Car Rental**, **ATS** and **KFC** and being within close proximity to a **Texaco Garage** which houses a **Co-operative Food**.

Hillingdon lies approximately 15 miles west of Central London with good road links via the M4 (Junction 4) and under 5 miles from Heathrow Airport.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Annual Rental	Remarks
No. 2 (Ground Floor Shop)	Gross Frontage 19'5" Internal Width 15'5" widening to 18'11" Shop Depth 33'5" WC	Thao Thi Nguyen (Computer Repairs)	10 years from 9th May 2014	£11,000	FRI Rent Review 2019
No. 2a (Front First Floor Flat)	Living/Bedroom Area, Kitchen, Shower Room/WC	Individual	1 year from 30th January 2014	£6,000	AST
No. 2b (Rear First Floor Flat)	Living/Bedroom with open plan Kitchen Area, Shower Room/WC	Individual	1 year from 1st September 2013	£6,552	AST Holding over
No. 2c (Second Floor Flat)	Bedroom, Living Area/Kitchen, Shower Room/WC	Individual	1 year from 1st July 2012	£8,700	AST Holding over. In occupation since 2010.
No. 2d (Rear Ground Floor Flat)	Living/Bedroom with open plan Kitchen Area, Shower Room/WC	2 Individuals	1 year from 1st April 2014	£7,800	AST
TOTAL				£40,052	

£40,052 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front and rear access to **4 Self-Contained Flats** on rear ground, first and second floors. In addition, there is parking at the rear.

Note: The flats were converted in 2006 without planning consent. Flats A, B & C are registered for Council Tax, Flat D is not registered.

The Landlord currently contributes 60% towards the water bill (Shop lessee contributes 40%) for the entire building (approx £800 p.a.) and the rents for Flats B & D are inclusive of electricity (approx £720 p.a.).

VENDOR'S SOLICITORS

Shergill & Co – Tel: 020 8570 2323
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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 £500 (including VAT) upon exchange of contracts