



SITUATION

Located close to the junction with Burlington Road, adjacent to **Ladbrokes** and close to such multiple traders as **Majestic Wine Warehouse** and **Wickes** and a host of modern office developments. The open green spaces of Gunnesbury Park are within easy reach to the west and Chiswick Park and Gunnesbury Underground Stations are equidistant. Chiswick is an affluent and highly sought after residential area approximately 6 miles to the west of central London and less than 1/2 mile from the Chiswick Roundabout which intersects with the North Circular Road, South Circular Road, A4 and M4.

PROPERTY

Forming part of a modern development comprising a **Large Ground Floor Retail Unit.**

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	37'6"
Internal Width	52'1"
Shop Depth	50'7"
WC	
GIA	Approx 2,500 sq ft

VAT is payable in respect of this Lot

£50,160 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **F W Evans Cycles (UK) Limited (having 52 branches) (T/O for Y/E 02/11/13 £114.04m, Pre-Tax Profit £2.28m and Net Worth £4.94m)** for a term of 15 years from 2nd January 2007 at a current rent of **£50,160 per annum** exclusive.

Rent Review 2016



Michael Laurie Kaye
CHARTERED SURVEYORS

JOINT AUCTIONEERS

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VENDOR'S SOLICITORS

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