



**SITUATION**

Occupying a prominent position in this fully-let attractive parade amongst a variety of traders including **Domino's**, serving the surrounding area.

**The property is located directly opposite a major new residential development comprising 415 new homes plus the Heritage Place 80 bed retirement complex.**

The property benefits from excellent transport links being on a direct route to the A40 Western Avenue and the surrounding motorway network and only 400 yards from West Ruislip Station (Central Line and Mainline).

Ickenham lies less than a mile south-west of Ruislip and 17 miles west of London, 2 miles from the junction of the M40 and M25 motorways.

**PROPERTY**

Forming part of a local parade comprising a **Ground Floor Double Convenience Store** and **2 Ground Floor Single Shops** with separate rear access to **Residential Accommodation** above. The property benefits from use of front parking and a rear service road for unloading.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£89,365 per annum**  
**rising in March 2018**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 91 - 93 (Ground Floor Double Convenience Store)	Gross Frontage Internal Width 33'8" Shop Depth 74'9" Built Depth 107'3" Sales Area Approx. 2,425 sq ft Storage Area Approx. 1,045 sq ft <b>Total Area Approx. 3,470 sq ft</b>	<b>Tesco Stores Ltd</b> (Having over 2,400 branches) (T/O for Y/E 25/02/17) <b>£40.13 bn, Pre-Tax Profit £266m and Shareholders' Funds £1.27 bn</b> (Ultimate parent company – Tesco PLC)	15 years from 18th March 2008	<b>£46,864</b>	Effectively FRI – refer to lease <b>Rent Review March 2018 linked to RPI (estimated at circa £52,000 p.a.)</b>
No. 95 (Ground Floor Shop)	Gross Frontage 16'0" Internal Width 15'9" Shop Depth 48'8" Built Depth 78'11" WC	<b>X. Zheng and X. Yu</b> (Chinese Take-Away)	20 years from 15th December 2009	<b>£22,000</b>	Effectively FRI <b>Rent Reviews 2019 &amp; 2024. £10,000 Rent Deposit held.</b>
No. 97 (Ground Floor Shop)	Gross Frontage 16'10" Internal Width 15'11" Shop Depth 44'10" Built Depth 80'3" Ladies & Gents WCs	<b>Ickenham Fish Bar Ltd</b> (with 2 guarantors) (Fish & Chip Take-Away & Restaurant)	20 years from 10th October 2012	<b>£20,500</b> (rising to <b>£22,000</b> in Oct 2020)	Effectively FRI <b>Rent Reviews 2022 &amp; 2027. £4,375 Rent Deposit held.</b>
Residential Accommodation	8 Flats – not inspected	<b>Braveheart Investments Limited</b>	999 years from 16th June 2010	<b>£1</b>	Effectively FRI
<b>TOTAL</b>				<b>£89,365</b>	

### VENDOR'S SOLICITORS

Bevan Kidwell LLP - Tel: 020 7843 1820  
Ref: Ms. Asfa Javed - Email: asfa@bevankidwell.com

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 £750 (including VAT) upon exchange of contracts