



**SITUATION**

Located within this established parade close to the junction with Queens Walk and amongst multiples such as **Boots, Londis, McColls, Coral** and a variety of specialist businesses all serving the surrounding residential area. The property benefits from excellent tube links, lying approx. 1/2 mile of Eastcote Underground Station (Metropolitan & Piccadilly Lines) and within a mile of Ruislip Gardens Underground Station (Central Line).

Wembley Stadium is just 5 miles to the east, Heathrow approx. 6 miles south-west and good road links via the M4, M40 and M25 are all easily accessible.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'2" Internal Width 15'6" Shop Depth 25'0" Built Depth 36'6" WC	<b>O. Shepherd t/a Mr Monkeys Vape Shop</b>	10 years from 4th December 2017	£10,000	FRI <b>Rent Review 2022. £2,500 Rent Deposit held.</b>
First & Second Floor Flat	Not inspected – 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	125 years from 30th November 2017	£100	FRI
<b>TOTAL</b>				<b>£10,100</b>	

**PROPERTY**

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** arranged over first and second floors. In addition, the property benefits from front lay-by parking, a rear service road for unloading and a **Rear Yard**.



**£10,100 per annum**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

**VENDOR'S SOLICITORS**  
Liefman Rose & Co – Tel: 0161 740 7878  
Ref: M. Rose – Email: liefmanrose@gmail.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