



SITUATION

Located close to the junction with Shakespeare Avenue in this well established parade, adjacent to **Nationwide** and close to such multiples as **KFC**, **Betfred**, **Post Office**, **Tesco Express**, **Lidl** and **Mecca Bingo** as well as a host of local traders.

Hayes lies approx. 4 miles from Heathrow Airport and 13 miles west of central London and benefits from good transport links via the A40 and M4 (Junction 3).

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors and an **Aerial Mast** on the roof. In addition, the property includes a rear **hardstanding area** for parking and unloading which can be accessed from a rear service road.

VAT is applicable to this Lot

FREEHOLD



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'6" Internal Width 18'3" Shop Depth 43'2" Built Depth 55'1" Plus Store Room & WC	K. Singh Rajawansi (with personal guarantor) (Grocers)	16 years from 22nd September 2006	£28,876.57 (see Note 1)	FRI by way of service charge. Rent Review April 2019 to greater of OMV or £28,876.57. £12,876 Rent Deposit held. Note 2: The tenant also trades from adjoining shop.
First and Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Network Homes Limited	99 years from 1st July 2003	£100 (rent doubles every 25 years)	FRI by way of service charge. Valuable Reversion in approx. 84 years.
Aerial Mast		Cornerstone Telecommunications Infrastructure Limited (see Tenant Profile)	15 years from 21st March 2017	£14,000	Rent Reviews 2022 & 2027. Mutual Break 2020 and 3 yearly on 12 months prior notice.
				Total: £42,976.57	

Note 1: The rent is currently £24,893.60 until 1st April 2019 and the Vendor will make up the rent shortfall on completion.

TENANT PROFILE

Cornerstone Telecommunications Infrastructure Limited (CTIL) was founded in 2012 as a joint venture between Vodafone and Telefónica to manage the network sites for both companies including the consolidation of sites to create a single grid (Source: www.ctil.co.uk).

£42,976.57 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Malcolm Dear Whitfield Evans
Tel: 020 8907 4366 Ref: Neil Evans
Email: n.evans@mdwe-law.com