



SITUATION

Located close to the junction with Central Avenue in this established shopping parade nearby a **Post Office** and a host of local traders all serving the surrounding residential area. Hounslow is one of the major outer London retail centres, only 3 miles east of Heathrow Airport and approx. 10 miles west of central London.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 21'5" Internal Width 16'2" (max) Shop Depth 28'3" Built Depth 37'1" WC	P. Singh (Off Licence & Convenience Store)	10 years from 24th March 2016	£10,000	FRI Rent Reviews March 2019 (Not actioned) and 2023. £2,500 Rent Deposit held.
First & Second Floor (2 flats)	Not inspected	Various	Each 999 years from 2nd June 2004	£200	Each FRI
				Total: £10,200	

Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.



£10,200 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Axiom Stone
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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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page