



SITUATION

Close to the junction with Station Road, opposite **Carphone Warehouse** and **Cash Converters** and amongst such multiples as **Ladbroke's**, **Specsavers** and **HSBC**.

Hayes & Harlington Train Station (Mainline) is just a short walk away. 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 to a **Self-Contained Flat** 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
No. 16 (Ground Floor Shop)	Gross Frontage 16'1" Internal Width 14'10" Shop Depth 37'11" Built Depth 47'10" WC	K M Abdi (Travel Agency & Internet Café)	20 years from 23rd August 2012	£20,000	FRI Rent Reviews 2020 and 4 yearly
No. 16a (First and Second Floor Flat ¹)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	6 months from 26th May 2017	£13,800	AST. Holding Over.
				Total: £33,800	

¹Not inspected by Barnett Ross



View towards Station Road

£33,800 per annum

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

Vendor's Solicitors

Axiom Stone
Tel: 020 8951 6989 Ref: Jaymini Ghelani
Email: jg@axiomstone.co.uk

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**