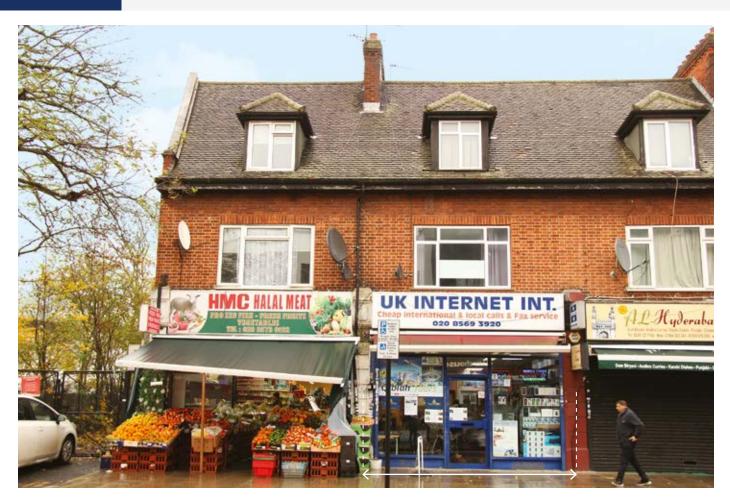
Lot 4

# 16/16a Botwell Lane, Hayes, **Middlesex UB3 2AA**



#### SITUATION

Close to the junction with Station Road, opposite Carphone Warehouse and Cash Converters and amongst such multiples as Ladbrokes, 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 Internal Width Shop Depth Built Depth WC	16'1" 14'10" 37'11" 47'10"	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 <sup>1</sup> )	2 Bedrooms, Living Room, Kitchen, Bathroom/WC		Individual	6 months from 26th May 2017	£13,800	AST. Holding Over.
1Not inspected by Barnett Ross					Total: £33,800	
					Vendor's Solicitors	



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

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

Axiom Stone

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