



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

An end of terrace 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 18 (Ground Floor Shop)	Gross Frontage 16'0" Internal Width 14'8" widening to 21'3" (max) Shop Depth 49'8" Built Depth 71'0" WC	R Bajaj (Halal Butcher & Grocers)	15 years from 29th September 2016	£19,000	FRI Rent Reviews Sept 2019 (Outstanding) and 3 yearly
No 18a (First and Second Floor Flat ¹)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	2 years from 11th October 2019	£12,669	AST
				Total: £31,669	

¹Not inspected by Barnett Ross



£31,669 per annum

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

Vendor's Solicitors

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