



SITUATION

Located close to the Western Avenue (A40) in this retail parade opposite a branch of **Londis** and amongst a variety of independent traders all serving this popular residential area midway between Northolt and Ealing. Perivale Underground Station (Central Line) and South Greenford Station (Great Western Rail) are both within short walking distance.

Perivale is located approximately 1 1/2 miles south of Wembley and 7 miles west of central London enjoying excellent road links to the North Circular Road (A406) and the M40 (Junction 1) via the A40.

PROPERTY

Forming part of a mid terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'0"
Shop Width	22'0"
narrowing to	13'10"
Shop Depth	32'4"
Built Depth	59'6"
Sales Area	Approx 580 sq ft
Plus Kitchen & 2 WCs	



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1975 (thus having approx. 54 years unexpired) at a fixed ground rent of £30 p.a.

Offered with Vacant Possession

Vacant Shop

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

Joint Auctioneers

Townends
Tel: 020 3967 0142 Ref: E. Dogruel
Email: edgoruel@townends.co.uk

Vendor's Solicitors

HCB Park Woodfine LLP
Tel: 020 8907 4366 Ref: James Heaps
Email: jamesheaps@hcbgroup.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**