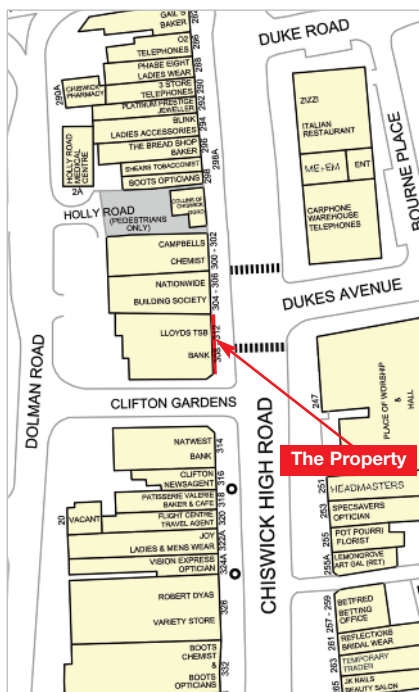


London W4 **308/312 Chiswick** **High Road** **W4 1NS**

- **First Class Freehold Bank Investment**
- Let to Lloyds TSB Bank plc
- Lease expires 2022
- Wealthy popular London suburb
- Current Rent Reserved
£250,000 pa

COMPLETION UP TO 24TH JUNE
2014 AVAILABLE



Tenure

Freehold plus a Leasehold interest in the rear car park. The car park is held on a lease from the London Borough of Hounslow for a term of 99 years from 5th March 1978 at a peppercorn fixed for the duration of the term. We understand part of this land may have been underlet to Watneys Chemist.

Location

The affluent West London suburb of Chiswick is located approximately 6 miles to the west of Central London, within the London Borough of Hounslow. Chiswick benefits from excellent communications with Chiswick High Road (A315) and the A4 providing links to the North Circular Road (A406) and the M4 motorway.

The property is in a first class trading position fronting Chiswick High Road opposite its junction with Dukes Avenue, adjacent to Nationwide Building Society and close to branches of Carphone Warehouse (opposite), Zizzi, Blink, NatWest, Patisserie Valerie, Boots, Waitrose whilst WH Smith is slightly further along Chiswick High Road.

Description

The property is arranged on ground and two upper floors to provide a large ground floor banking hall with ancillary staff accommodation at first floor level to the rear. The upper floors to the front of the building are separately accessed via an entrance from Clifton Gardens and provide office and ancillary accommodation on first and second floors. There is a gated car park at the rear for some 6 vehicles.

NB. Planning consent was granted on 7th May 2009 for change of use to A3. This consent has now lapsed.

The property provides the following accommodation and dimensions:

Gross Frontage	14.00 m	(45' 11")
Splay Frontage	1.80 m	(5' 11")
Return Frontage	7.90 m	(25' 11")

Ground Floor	268.50 sq m	(2,890.2 sq ft)
First Floor Rear	58.00 sq m	(624.3 sq ft)
First Floor Front	94.65 sq m	(1,018.8 sq ft)
Second Floor (Not inspected)		

Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 24th June 2012 at a current rent of £250,000 per annum. The lease provides for a rent review at the end of the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 2,940 branches. Lloyds Banking Group has the UK's largest branch network. Source: lloydsbankinggroup-careers.com. Website Address: www.lloydsbank.com

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@alltop.co.uk. In the subject box of your email, please ensure you enter **Lot 96 London W4**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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