

West Drayton

65 Station Road Middlesex UB7 7LR

- **Freehold Shop and Residential Investment**
- Comprising a shop and a self-contained maisonette
- Busy and densely populated residential suburb
- Shop let until 2031
- Well located some 300m from West Drayton Rail Station ➡
- No VAT applicable
- Current Rent Reserved
£19,907 pa



Tenure

Freehold.

Location

West Drayton is a busy suburb in the London Borough of Hillingdon, lying just inside the M25 motorway, within 2 miles due south of Heathrow Airport. Access to the M4 via junction 4 is some 1.25 miles to the south. Central London is some 17 miles to the east.

The property is well located on the north side of Station Road, opposite its junction with Swan Road. West Drayton Rail Station, with direct services to London Paddington in 22 minutes, is some 250 metres north.

Occupiers close by include the Post Office, Boots Chemist and Lloyds Bank, amongst a wide range of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop (which has been sub-divided) together with a self-contained maisonette to the upper floors which is accessed from the rear.

VAT

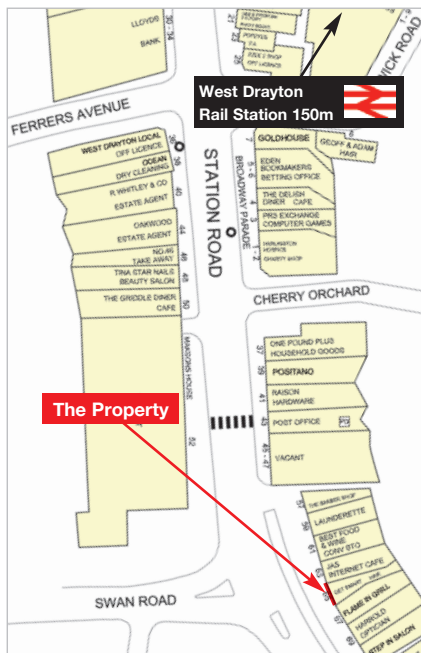
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
65	A Khan (t/a Getsmart Hairdressers)	Gross Frontage Net Frontage Shop Depth Built Depth	5.85 m 4.90 m 6.70 m 6.70 m	(19' 3") (16' 1") (21' 10") (21' 11")	15 years from 26.04.2016 Rent review every 5th year FR & I Tenant break option in 2018 NOT exercised	£8,000 p.a. Rent Review 2021
65A	A Charity Organisation	Maisonette – 4 Rooms, Kitchen, Bathroom/WC		Assured Shorthold Tenancy expiring 30.05.2018	£11,907 p.a.	Holding over Tenant has been in occupation since 1999

Total £19,907 p.a.

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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