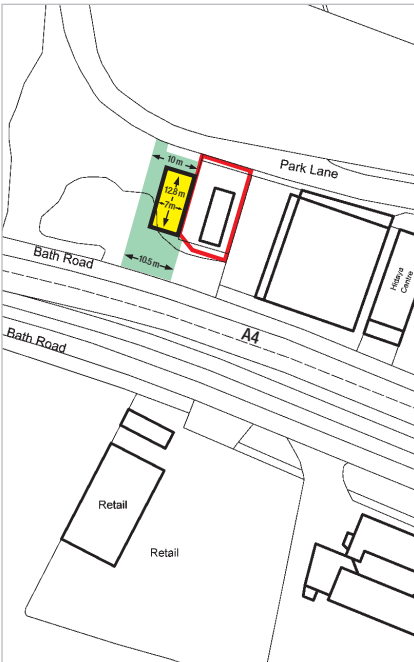


Cranford

Cranford Bridge Depot Workshop & Land Park Lane Near Heathrow Middlesex TW5 9RW

- Freehold Workshop, Yard and Land – Vacant Possession of Part
 - Comprising 43 sq m (464 sq ft) workshop and yard plus vacant land
 - Well located close to Heathrow Airport
 - Land directly borders A4 (Bath Road)
 - Workshop Rent Review 2014
 - Current Rent Reserved
- £14,000 pa**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
Freehold.

Location
Cranford is located within the London Borough of Hounslow immediately to the east of Heathrow Airport to the west of Hounslow town centre and 12 miles west of Central London. The property is situated on the northern side of the A4 (Bath Road) to the west of The Parkway (A312) which leads to the M4 Motorway (Junction 3) less than 1 mile to the north which links to the M25 (Junction 15) 3 miles to the west. The property is accessed off Park Lane which runs off High Street.

Description
The property comprises a self-contained brick built workshop/storage unit which benefits from a secure palisade fenced yard with security gates and on site parking. The workshop has an electric roller shutter door, office/kitchenette and WC. The adjacent site is accessed from Park Lane and via the adjoining workshop unit and the land directly borders the A4 (Bath Road). The land may be suitable for development or roadside advertising subject to obtaining all the necessary consents.

VAT
VAT is not applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 5 Cranford**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Workshop & Yard	Rapid Accident Repairs Ltd (Guaranteed by S Popal)	Workshop Eaves Height 43 sq m 2.9 m (464 sq ft) (9' 6")	5 years from 22.11.2011 Rent review in the 3rd year FR & I	£14,000 p.a.	Rent Review 2014
Land		Land 89.6 sq m (966 sq ft)			
Land	Vacant	Land 137.0 sq m (1,477 sq ft)			

Total £14,000 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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