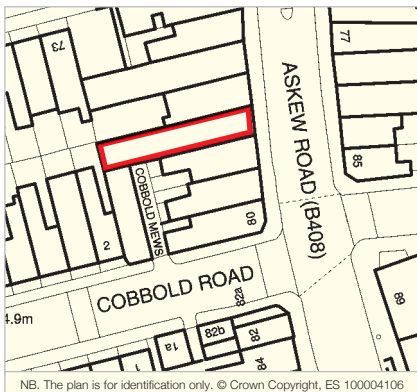
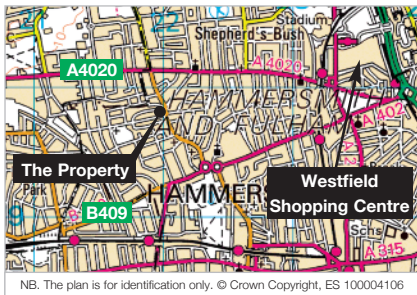


London W12
74 Askew Road
Shepherds Bush
W12 9BJ

- **Freehold Shop and Residential Investment**
- Situated in an affluent and popular London suburb
- Includes a two bedroom maisonette subject to a Regulated Tenancy
- Shop let until 2021
- 2016 Rent Review outstanding. Notice served by landlord at £26,000 pa (1)
- Total Current Rents Reserved **£23,436 pa**



Tenure
Freehold.

Location
Shepherds Bush is an affluent and popular area situated approximately 5 miles west of Central London. The suburb benefits from excellent communications, being situated between the A40 (Westway) and the A4 (Great West Road), as well as having Underground services at Shepherds Bush (Central Line and Overground) and Stamford Brook (District Line) among others. Askew Road is an established retail location to the west of Shepherds Bush and north of Ravenscourt Park. The property is situated on the western side of Askew Road, close to its junction with Beckton Road. The property is a short distance from Stamford Brook Station and Goldhawk Road Station. Occupiers close by include Post Office, Nisa Local, Tesco Express, Co-op, Marsh & Parsons, Costa Coffee, The Ginger Pig and a number of local occupiers.

Description

The property is arranged on basement, ground and two upper floors to provide a beauty salon on ground floor and basement. The upper floors are arranged as a two bedroom maisonette which is accessed from a separate entrance on Askew Road.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

VAT

Please refer to the Special Conditions of Sale.

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
Ground and Basement	M Inman	Gross Frontage 5.10 m (16' 9") Net Frontage 3.01 m (9' 10") Shop and Built Depth 25.09 m (82' 4") Ground Floor 86.40 sq m (930 sq ft) Basement 28.40 sq m (305 sq ft) Basement Vaulted Store 5.52 sq m (59 sq ft) Total 120.32 sq m (1,294 sq ft)	15 years from 16.06.2006 Rent review every 5th year (1) IR & I	£16,000 p.a.	2016 Rent Review outstanding
Upper Floors	Individual	3 Rooms, Kitchen, Bathroom	Regulated Tenancy	£7,436 p.a. (£143 per week)	Rent effective from 10.02.2016

(1) Rent review notice served at £26,000 per annum on 16th June 2017.

Total £23,436 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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