



Tenure

Freehold.

Location

Ickenham is located in the London Borough of Hillingdon, 2 miles east of Uxbridge town centre and 14 miles west of central London. Ickenham lies adjacent to the A40 Western Avenue which gives access to the M40, M25, central London and Heathrow Airport. Ickenham Underground Station (Metropolitan and Piccadilly Lines) is located 100m south-east of the properties.

The property is situated on the south side of Glebe Avenue, at its junction with Long Lane (B466) which leads to the A40.

Occupiers close by include Orchard Estate Agents and a variety of local traders.

Description

The properties are each arranged on ground and one upper floor to provide a ground floor funeral parlour and a ground floor restaurant, the funeral parlour has a separate self-contained one bedroom flat above which is accessed from the front, whilst the flat above the Chinese shares a ground floor kitchen with the takeaway.

VAT

VAT is not applicable to these lots.

Documents

The legal packs will be available from the website www.allsof.co.uk

Energy Performance Certificate

No.8 EPC Rating 161 Band G (Copy available on website).

No. 10 EPC Rating 152 Band G (Copy available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
48	8	Dignity Funerals Ltd (1) (t/a Henry Paul Funeral Directors)	Gross Frontage 4.91 m (16' 2") Net Frontage 4.57 m (14' 11") Shop Depth 10.72 m (35' 2") Ground Floor 54.65 sq m (587 sq ft) First Floor – One Bedroom Flat	15 years from 04.10.2008 Rent review every 5th year (2) FR & I	£17,000 p.a.	Rent Review 2018
49	10	S I Wong (t/a Peking Palace)	Gross Frontage 4.91 m (16' 2") Net Frontage 4.57 m (14' 11") Shop Depth 10.72 m (35' 2") Ground Floor 52 sq m (570 sq ft) First Floor – One Bedroom Flat	10 years from 28.11.2009 Rent review in the 5th year FR & I	£17,500 p.a.	Reversion 2019

(1) No. of Branches: 781. Website Address: www.dignityfunerals.co.uk. For the year ended 25th December 2015, Dignity Funerals reported a turnover of £266.211m, a pre-tax profit of £88.28m, shareholders' funds of £55.178m and a negative net worth of £60.216m. (Source: riskdisk.com 08.11.2016.)

(2) The lease contains a tenant's option to break at the end of the 5th & 10th years. The break at the end of the 5th year was not exercised.

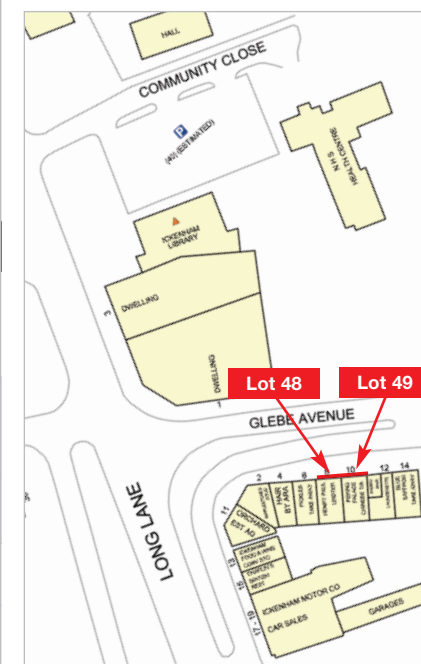
Lots 48-49 Total £34,500 p.a.

Uxbridge 8 & 10 Glebe Avenue Ickenham Middlesex UB10 8PB

Freehold Shop and Residential Investments

- Comprising two shops each of which has a one bedroom flat above
- To be offered as two lots
- Lot 48 let to Dignity Funerals Ltd
- No VAT applicable
- Rent Reviews from 2018
- Total Current Rents Reserved
£34,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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