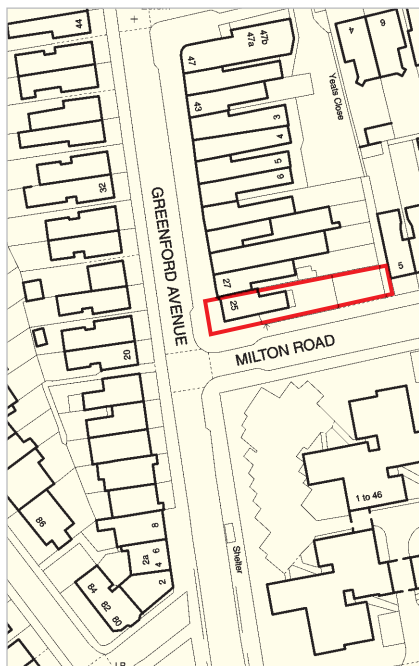


London W7 **25 Greenford Avenue** **Hanwell** **W7 1LP**

- **Freehold Estate Agents Office and Residential Investment**
- Popular West London suburb
- Estate agents' lease expires in 2022
- Includes two bedroom flat let on an Assured Shorthold Tenancy
- Potential to extend at rear, subject to all necessary consents
- Car park and yard to the rear
- Rent review 25th December 2017
- No VAT applicable
- Total Current Rents Reserved
£27,640 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Hanwell is a busy and densely populated suburb of West London which forms part of the London Borough of Ealing and is located approximately 7 miles west of Central London. Communications are excellent, with the A4020 (Uxbridge Road) less than 1 mile to the south and the A40 (Western Avenue) within 2 miles to the north.

The property is situated on the east side of Greenford Avenue, at the junction with Milton Road in an established shopping parade. Occupiers close by include Londis and a number of other local traders and estate agents.

Description

The property is arranged on ground and one upper floor to provide a ground floor estate agents office and a self-contained flat above, which is accessed from the side. There is a yard to the rear and parking for about 3 cars via Milton Road.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 18 London W7**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Castle Residential Ltd	Gross Frontage 5.45 m (17' 10") Net Frontage 4.75 m (15' 7") Shop Depth 8.10 m (26' 7") Built Depth 14.20 m (46' 7") 3 Car Parking Spaces	10 years from 25.12.2012 Rent review 25.12.2017 FR & I by way of service charge	£13,000 p.a.	Rent Review December 2017
First	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	24 month Assured Shorthold Tenancy from 14.06.2017	£14,640 p.a.	RPI increase in 2018

Total £27,640 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

Seller's Solicitor Ms C Garbett, Russell Cooke Solicitors. Tel: 0208 394 6487 e-mail: clare.garbett@russell-cooke.co.uk