



Tenure

Freehold.

Location

West Drayton is a busy suburb in the London Borough of Hillingdon, lying just inside the M25 motorway, within 2 miles of Heathrow Airport which is due south. Central London is about 17 miles to the east. The property is situated on the west side of High Street opposite Barclays Bank and some 100m from West Drayton Rail Station. Occupiers close by include Morrisons and a range of local shops.

Description

The property is arranged on ground and two upper floors to provide an estate agents office with a self-contained maisonette above, presently arranged as five bedrooms, two bathrooms and a kitchen, which is accessed from the front.

Planning (1)

There may be potential to split the maisonette into two separate flats, subject to obtaining all the necessary consents. All enquiries should be made to the London Borough of Hillingdon.
www.hillingdon.gov.uk
Tel: 01895 250111.

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

Range from EPC Rating 57-87 Band D (Copies available on 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@allso.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 95 West Drayton**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
15	Orchard & Shipman Group plc (t/a Romans)	Gross Frontage 5.35 m (17' 6") Net Frontage 3.70 m (12' 2") Shop Depth 9.70 m (31' 10") Built Depth 14.45 m (47' 5")	Approximately 15 years from 25.11.2003 FR & I	£12,000 p.a.	Reversion 2018
15A	Green Lettings Ltd	First Floor – Two Rooms, Kitchen, Bathroom 56 sq m (603 sq ft) Second Floor – Three Rooms, Bathroom 56 sq m (603 sq ft) Total 112 sq m (1,206 sq ft)	2 year agreement from 08.10.2014	£19,200 p.a.	Holding Over

(1) For the year ended 30th September 2015, Orchard & Shipman Group plc reported a turnover of £37.1m, a pre-tax profit of £361,935, shareholders' funds of £1.075m and a net worth of £906,095. (Source: riskdisk.com 13.01.2017.) In September 2015 Romans Group acquired Orchard & Shipman Group's sales and lettings agency, Campsie. Romans Group was established in 1987, operates from 25 sales and lettings branches across the South East. For the year ended 31st March 2016, The Romans Group (UK) Ltd reported a turnover of £39.28m, a pre-tax profit of £3.25m, shareholders' funds of £14.97m and a net worth of £6.99m. (Experian 13.01.2017.)

Total £31,200 p.a.

West Drayton

15 High Street

Yiewsley

Middlesex

UB7 7QG

- **Freehold Estate Agent and Residential Investment**
- Comprises a shop and self-contained maisonette of 112 sq m (1,206 sq ft)
- Shop trading as Romans Estate Agents
- Potential to subdivide maisonette into two flats (1)
- Total Current Rents Reserved
£31,200 pa

On the Instructions of Receivers



**BNP PARIBAS
REAL ESTATE**



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 J Garner, Burges Salmon LLP. Tel: 0117 307 6071 e-mail: jessica.garner@burges-salmon.com