

West Drayton

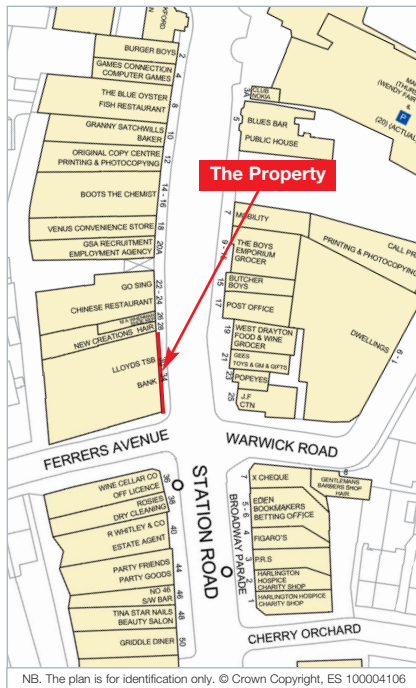
30-34 Station Road

Middlesex

UB7 7BZ

- **Prominent Freehold Bank Investment**
- Entirely let to Lloyds TSB Bank plc on a lease expiring in 2023
- Includes three self-contained flats
- Rent Review 2015
- No VAT applicable
- Current Rent Reserved **£46,000 pa⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE



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 Station Road, the principal retail thoroughfare, in a prominent corner position at the junction with Ferrers Avenue, close to West Drayton Rail Station. Occupiers close by include Boots the Chemist, The Post Office, Spar and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a recently refurbished ground floor banking hall with strong room and staff/storage accommodation to the rear. The upper floors provide three self-contained flats, accessed from Ferrers Avenue at the side. In addition, there is parking to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	16.25 m	(53' 4")
Shop Depth	13.45 m	(44' 2")
Built Depth	27.90 m	(91' 6")

First and Second Floors – One x 1 Bedroom Flat and Two x 2 Bedroom Flats (2)

(2) Not inspected by Allsop – accommodation details provided by the Vendor.

Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of years expiring 23rd June 2023 at a current rent of £46,000 per annum, exclusive of rates. The lease provides for a rent review on 29th September 2015 and 29th September 2020 and contains full repairing and insuring covenants.

(1) The lessee has the benefit of a seven and a half month rent free period commencing on 29th September 2010.

The Vendors, by way of a reduction in the purchase price, will make an allowance to the buyer of a sum equivalent to the rent which would have been due in the absence of the rent free period.

We understand that Flat 32A has been sub-let on an Assured Shorthold Tenancy at £9,240 per annum.

Tenant Information

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: www.lloydstsb.com

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Thursday 2nd December 2010 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure you enter **Lot 9 West Drayton**.

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 Dhara Bhatt, Mishcon de Reya. Tel: 0207 440 4728 Fax: 0207 404 5982 e-mail: dhara.bhatt@mishcon.com