



Tenure

Leasehold.

Unit 1 – held for a term of 250 years from 16th February 2015 at a peppercorn.

Market Place – To be held for a term of approximately 249 years from completion at a peppercorn.

Location

Brentford is located within the London Borough of Hounslow in West London, which in turn forms part of Greater London. The town is situated on the River Brent where it joins with the River Thames, and is conveniently accessed via the A4 (Great West Road) and the M4 Motorway. In addition, public transport links are excellent, with Brentford Mainline Station providing direct links to Waterloo in approximately 32 minutes.

The property is situated fronting Market Place, on the north side of High Street in the heart of Brentford.

Occupiers close by include Barclays, Costcutter, Greggs, Evans Cycles and a number of other local retailers and restaurants.

Description

The property is arranged on basement and ground floors to provide a ground floor restaurant together with basement storage. The property forms part of a larger building not included in the sale. In addition, there is a large area of land at Market Place to the front.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant	Verdict Bakery Limited (2)	Basement Ground Floor Total	40 sq m (431 sq ft) 124 sq m (1,335 sq ft) 164 sq m (1,766 sq ft)	10 years from 09.09.2015 (no breaks) Rent review every 5th year FR & I by way of service charge Rent Deposit £30,000	£30,000 p.a. Rent Review 2020
Market Place	Verdict Bakery Limited (2)	Land	Approximately 255 sq m (2,744 sq ft)	10 years from 09.09.2015 Rent review 10th February 2017 and annually thereafter in line with RPI FR & I Mutual annual break option	£10,400 p.a. (1) RPI Review 2017

NB. Floor areas are gross internal.

(1) There is a rent free period until 10th August 2016 which the vendor will top up on completion by way of a reduction in the purchase price.

(2) Website Address: www.verdictbakery.com

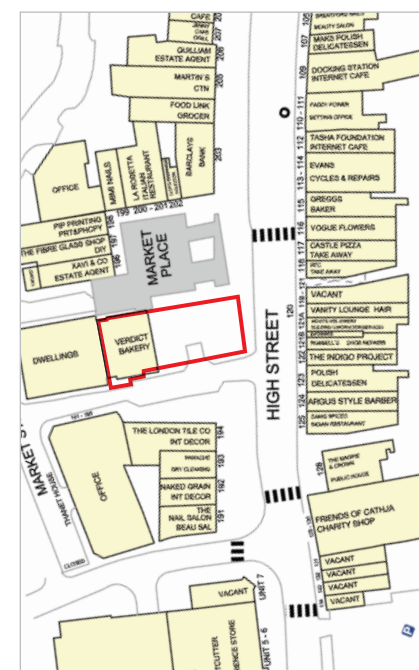
Total £40,400 p.a.

Brentford

Unit 1

Magistrates Court, Market Place, Middlesex TW8 8FJ

- **Attractive Leasehold Restaurant Investment**
- Includes restaurant and land at Market Square
- Restaurant lease expires in 2025
- Rent Reviews from 2017
- Total Current Rents Reserved
£40,400 pa⁽¹⁾



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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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