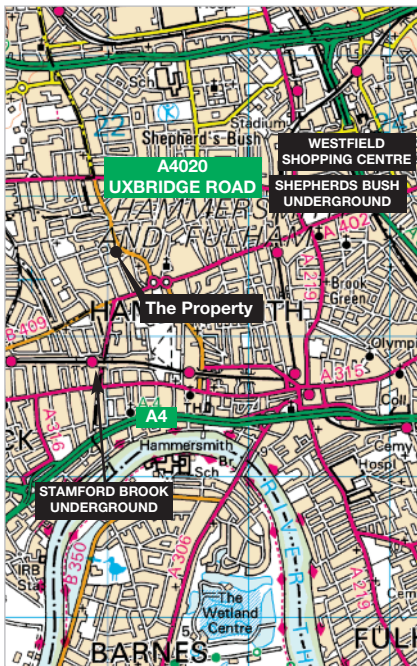


London W12

120 Askew Road W12 9BL

- **Virtual Freehold Estate Agent and Shop Investment**
- Let to Marsh & Parsons Ltd until 2029 (1)
- Comprises two recently constructed shop units
- Situated in an affluent and popular London suburb
- Rent Reviews 2019
- Total Current Gross Rents Reserved **£55,000 pa ⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. To be held for a term of 999 years from completion at a fixed peppercorn rent.

Location

Shepherd's Bush is an affluent and popular area situated approximately 5 miles west of Central London. The suburb benefits from excellent communications being situated between the A40 (Westway) and the A4 (Great West Road) as well as having the Underground services at Shepherd's Bush (Central Line and Overground) and Stamford Brook (District Line) among others. Askew Road is an established retail location to the west of Shepherd's Bush and north of Ravenscourt Park.

The property is situated on the west side of Askew Road between its junctions with Bassein Park Road and Gayford Road opposite William Hill, and close to Tesco Express and Co-operative Food as well as a number of local traders.

Description

The property is arranged on ground floor only to provide two lock-up retail units, one of which is an estate agents office whilst the other is not presently occupied. The property forms part of a larger building not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Ratings 124-125 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Unit 1	Marsh & Parsons Ltd (not in occupation) (2)	Net Frontage 5.5 m Internal Width 7.2 m Shop Depth 21.8 m Ground Floor 149 sq m	(18' 0") (23' 7") (71' 6") (1,604 sq ft)	15 years from 01.05.2014 Rent review every 5th year. FR & I There is a lessee's option to determine the lease at the end of the tenth year	£28,000 p.a. (1)	Rent Review 2019
Unit 2	Marsh & Parsons Ltd (2)	Gross Frontage 9.15 m Net Frontage 7.25 m Shop Depth 19.8 m Ground Floor 143 sq m	(30' 0") (23' 9") (64' 11") (1,539 sq ft)	15 years from 06.01.2014 Rent review every 5th year. FR & I There is a lessee's option to determine the lease at the end of the tenth year	£27,000 p.a. (1)	Rent Review 2019

(1) The lessee is presently paying half rent, in respect of Unit 1 it is until 31st January 2016, in respect of Unit 2 it is until 5th October 2016, the Vendor will top up the rent from completion until these dates.
(2) No. of Branches: 22 (seven of which are in Royal Borough of Kensington & Chelsea). Website Address: www.marshandparsons.co.uk For the year ended 31st December 2013, Marsh & Parsons Ltd reported a turnover of £29.537m, a pre-tax profit of £6.345m, shareholders' funds of £18.984m and a net worth of £18.018m. (Source: Experian 10.11.2014.) Marsh & Parsons was established in 1932 through the merging of two existing firms. It was acquired by LSL Property Services in 2011, and continues to operate as an independent brand within the LSL Group.

Total £55,000 p.a. ⁽¹⁾