

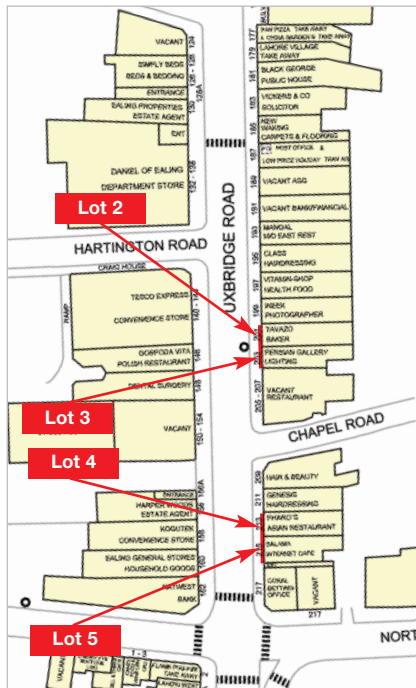
London W13

201, 203, 213, 215 & 215A Uxbridge Road West Ealing W13 9AA

- Four Freehold Shop Investments and One Garage
 - Busy main road position
 - To be offered in four lots
 - One tenant holding over
 - Reversions from 2018
 - Total Current Rents Reserved
- £75,500 pa**

On the Instructions of Executors

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Ealing is a popular and densely populated borough situated between the A40 and M4 about eight miles west of central London. The area is well served by public transport, having rail services at Ealing Broadway & West Ealing, Underground services at S.Ealing & Northfields (Piccadilly Line). Uxbridge Road (A4020) is one of the main routes through the borough, and the properties are located on the south side of the road, a short distance east of the junction with Northfield Avenue. Occupiers close by include Tesco Express, Coral, NatWest, William Hill, together with a number of local traders and restaurants.

Description

The properties comprise four buildings, each arranged on ground and one upper floor to provide four shop units, with single storey front extensions to provide retail accommodation together with residential or commercial accommodation over. To the rear of 215 Uxbridge Road is a self-contained commercial building with mezzanine, accessed via a pathway from the main frontage.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2	201	World MN Ltd & M Nili (t/a Iranian Supermarket)	Gross Frontage 6.40 m (20' 11") Net Frontage 3.90 m (12' 9") Shop Depth 14.55 m (47' 9") Built Depth 21.50 m (70' 6") First Floor Self-Contained Flat – 2 Rooms, Kitchen, Bathroom & Separate WC	10 years from 01.08.2008 Rent review 2015 FR & I	£20,000 p.a. (1)	Rent Review 2015 Reversion 2018
3	203	M Nili & A Vakiliipour (t/a Persian Goods)	Gross Frontage 6.00 m (19' 9") Net Frontage 4.10 m (13' 5") Shop Depth 14.69 m (48' 2") Built Depth 21.50 m (70' 6") First Floor – 2 Rooms, Kitchen, Bathroom	10 years from 01.03.2010 FR & I	£18,500 p.a.	Reversion 2020
4	213	W W Musmar (t/a Café)	Gross Frontage 6.60 m (21' 9") Net Frontage 6.05 m (19' 9") Shop Depth 15.46 m (50' 9") Built Depth 24.44 m (80' 2") First Floor Self-Contained Flat – 2 Rooms, Kitchen, Bathroom	12 years from 29.09.2000 FR & I	£16,500 p.a.	Tenant holding over
	215A	Vacant (2)	Rear Workshop GIA Ground Floor 33.50 sq m (361 sq ft) First Floor 33.50 sq m (361 sq ft)	Vacant		
5	215	M A Duale (t/a Internet Café)	Gross Frontage 6.65 m (21' 10") Net Frontage 5.95 m (19' 6") Shop Depth 15.97 m (52' 4") Built Depth 22.92 m (75' 2") First Floor Office 31 sq m (333 sq ft)	13.5 years from 28.02.2011 Rent reviews 2015, 2019 and 2023 FR & I	£20,500 p.a.	Rent Review 2015

- (1) The flat over 201 Uxbridge Road is sublet.
(2) An agreement to lease was negotiated with the lessee of Shop 213 to include 215A, but was never executed. Further details will be with the Documents bundle.

Total £75,500 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

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