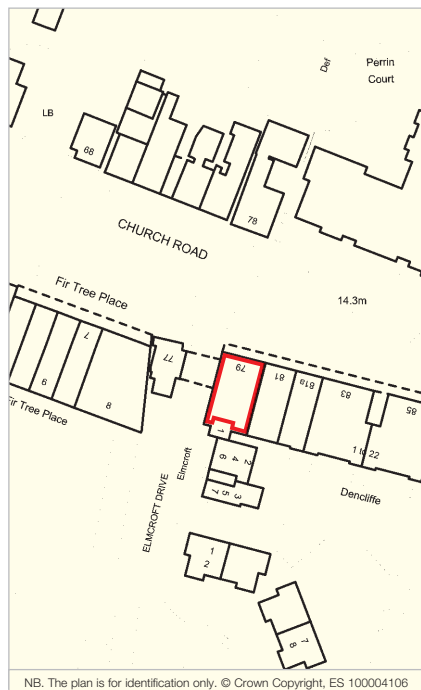


Ashford

79 Church Road
Middlesex
TW15 2PE

- **Virtual Freehold Shop Investment**
- Let to Gerrys Offshore Incorporations Limited (t/a Costa Coffee)
- Located in a busy parade of shops with free parking to front
- New 15 year lease (1)
- No VAT applicable
- Current Gross Rent Reserved
£19,000 pa ⁽²⁾

SIX WEEK COMPLETION AVAILABLE



Tenure

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

Location

Ashford is a densely populated London suburb located approximately 19 miles south-west of London, some 1¼ miles west of Staines. The area benefits from good communications, with road access to the M25 motorway (Junction 13) 2½ miles to the west via the A30. Heathrow Airport is also a short distance to the north. The property is situated in a parade of shops in the centre of Ashford close to a post office, Lloyds Pharmacy, Co-Operative Food, Boots Pharmacy and Ladbroke's.

Description

The property is arranged on ground floor only to provide a retail unit with ancillary accommodation to the rear. There is also a mezzanine floor which is used for storage. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	10.05 m	(32' 11")
Net Frontage	9.35 m	(30' 8")
Shop & Built Depth	16.05 m	(52' 8")
Ground Floor	130.75 sq m	(1,407 sq ft)
Mezzanine	34.85 sq m	(375 sq ft)
Total	165.60 sq m	(1,782 sq ft)

Tenancy

The property is at present let to GERRYS OFFSHORE INCORPORATIONS LIMITED (t/a Costa Coffee) for a term of 15 years from 25th October 2013 at an initial rent of £19,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

- (1) There is a lessee's option to determine at the end of the sixth and eleventh years.
- (2) There is a rent free period expiring 24th August 2014. The seller will 'top-up' the rent by way of reduction to the purchase price so the buyer effectively receives £19,000 per annum from completion until expiry of the rent free period.

Tenant Information

No. of Branches: 14.

Website Address: www.gerrys.com.pk

Gerrys Offshore Incorporations UK is the franchisee of Costa Coffee and was incorporated in 2004 as a plc. At present Gerry's successfully runs 14 Costa Coffee outlets in the south-east of England, including another branch in Ashford. It is part of Gerry's Group, which was started in 1963 and now has over 2,300 employees and 90 offices worldwide. It specialises in logistics, travel and holidays, air freight, IT, food and beverage services among other things. (Source: www.gerrys.com.plc 10.01.2014)

For the year ended 30th June 2012, Gerrys Offshore Incorporation Limited reported an undisclosed turnover and pre-tax profit and a net worth of £774,892. (Source: riskdisk.com 18.12.2013)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 56 Band C (Copy available on website).

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 Ms L Clive, Michael Simkins LLP. Tel: 0207 874 5600 e-mail: linda.clive@simkins.com