

Ashford

87A Church Road Middlesex TW15 2PE

- **Virtual Freehold Shop Investment**
 - Located in a parade of shops with free parking to front
 - Lease expires 2022
 - Rent Review 2012 outstanding
 - 2012 Break Option Not Exercised
 - VAT not applicable
 - Current Rent Reserved
- £17,500 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. To be held for a term of 999 years from completion at a 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 RSPCA (adjacent).

Description

The property is arranged on ground floor only to provide a retail unit with ancillary accommodation to the rear. 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	5.95 m	(19' 6")
Net Frontage	5.65 m	(18' 6")
Shop Depth	15.85 m	(52' 0")
Built Depth	16.25 m	(53' 4")

Tenancy

The entire property is at present let to MR & MRS HALL for a term of 15 years from 14th February 2007 at a current rent of £17,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains repairing and insuring covenants.

NB. There was a tenant's break option in February 2012 which was not exercised.

VAT

VAT is not applicable to this lot.

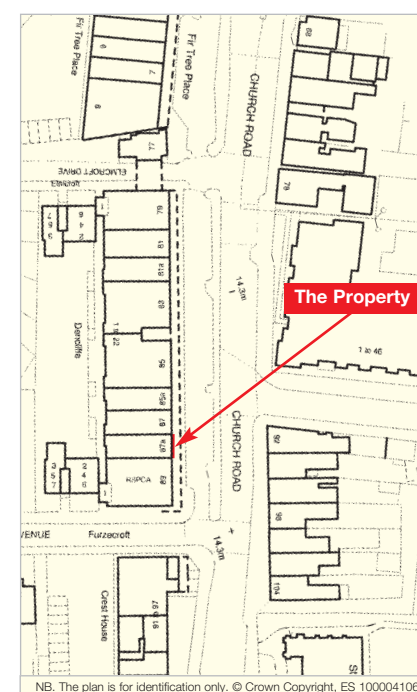
Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 100 Ashford**.



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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