



Photographs taken August 2018

West Drayton

44 Station Road (also known as 42/44 Station Road) Middlesex UB7 7DD

- **Freehold Shop and Residential Investment**
 - Comprises a ground floor shop and four studio flats
 - West Drayton Station on new Elizabeth Line (Crossrail)
 - Located in an established neighbourhood parade
 - Shop Reversion 2026
 - Current Rent Reserved
- £39,619.92 pa**

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location
West Drayton is a busy suburb in the London Borough of Hillingdon, lying just inside the M25 motorway, within 2 miles of Heathrow Airport which is due south. Central London is about 17 miles to the east. The property is situated on the south-west side of Station Road, between its junctions with Swan Road and Ferrers Avenue. The property is some 250m from West Drayton Rail Station which has regular services to London Paddington (25 minutes). The station is located on Crossrail and will benefit from more frequent services through Central London from 2019. Occupiers close by include the Post Office, Lloyds Bank, Boots and Domino's Pizza, amongst a range of local traders.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop with four studio flats on the first floor. The property benefits from a yard (demised to the commercial tenant) to the rear, which is accessed from Ferrers Avenue.

VAT
VAT is not applicable to this lot.

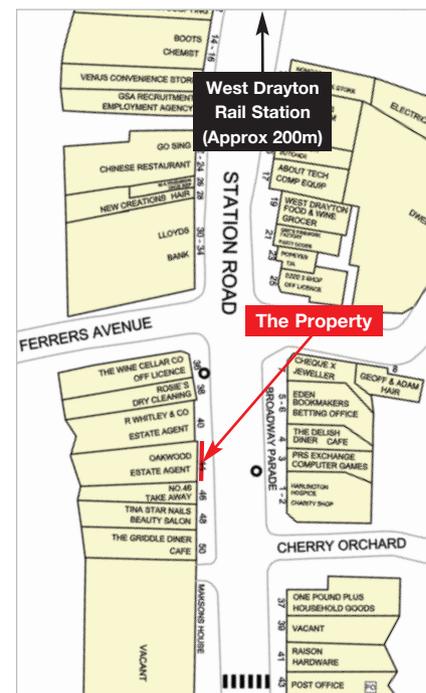
Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
Commercial EPC Rating 60 Band C (Copies available on website).
Residential EPC Ratings 58-42 Bands E-D (Copies available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
44	Oakwood Estates Property Agents Ltd (with personal guarantee) (Security Deposit £7,500)	Gross Frontage 6.15 m Net Frontage 4.65 m Shop Depth 6.75 m Built Depth 13.25 m Ground Floor 61.80 sq m Rear Yard (665 sq ft)	10 years from 23.09.2016 Rent review in the 5th year FR & I	£15,000 p.a.	Rent Review 2021
Studio 1	Individual(s)	Room, Bathroom	6 months Assured Shorthold Tenancy from 04.12.2018	£8,580 p.a. (Annualised)	Reversion 2019
Studio 2	Individual(s)	Room, Bathroom	6 months Assured Shorthold Tenancy from 01.09.2018	£4,920 p.a. (Annualised)	Reversion 2019
Studio 3	Individual(s)	Room, Bathroom	6 months Assured Shorthold Tenancy from 29.10.2018	£5,400 p.a. (Annualised)	Reversion 2019
Studio 4	Individual(s)	Room, Bathroom	6 months Assured Shorthold Tenancy from 30.11.2018	£5,719.92 p.a. (Annualised)	Reversion 2019

Total £39,619.92 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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