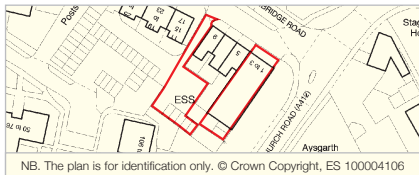


Iver Heath

1-3 Thornbridge Road, Buckinghamshire SL0 0PU

- **Mixed Use Investment and Development Opportunity comprising Two Adjoining Freehold Mid Terrace Buildings**
- Comprises a Double Fronted Ground Floor Shop Unit which has been Extensively Refurbished by the Tenant and Three Self-Contained Flats above
- Planning Permission for a Second Floor Extension to provide Three Additional Self-Contained Flats
- Includes Car Parking to Rear
- **Shop Unit and Three Garages Let to Co-operative Group Food Limited until 2032 without break**
- Two Flats subject to Assured Shorthold Tenancies
- One Flat, Two Garages and Parking Area Vacant
- Crossrail (Elizabeth Line) Services will run from nearby Iver Station from December 2019
- Total Current Rent Reserved

**£53,740 per annum
from the Shop Unit
and Two Flats with
One Flat Vacant**



Seller's Solicitor

Messrs WGS Solicitors (Ref: Mr J Shapiro).
Tel: 0207 723 1656.
Email: js@wgs.co.uk

Joint Auctioneer

Highfield Investments (Ref: SB).
Tel: 01992 627509.
Email: sam.bacon@highfield-
investments.co.uk

INVESTMENT/PART VACANT – Two Freehold Buildings with Planning



Tenure

Freehold.

Location

The property is situated on the south side of Thornbridge Road, immediately to the west of its junction with Church Road (A412). A range of shops and amenities is available locally, with the further and more extensive facilities of both Uxbridge and Slough also being within easy reach to the east and south-west respectively. London Underground services (Metropolitan and Piccadilly Lines) run from Uxbridge Station, whilst Rail services run from Iver Station to the south, which will also form part of the Crossrail (Elizabeth Line) route, with services starting in December 2019. The A412 and both the M40 and M25 Motorways are also easily accessible. The open spaces of both Langley Park and Black Park Country Park are also close by, as are Pinewood Studios and the Brunel University campus.

Planning

Local Planning Authority: South Bucks District Council.
Tel: 01895 837200.

The property benefits from planning permission (Ref: 17/00772/FUL) dated 4th May 2017 for a 'second floor extension to provide three habitable units'. The approved plans provide for the creation of three additional self-contained two bedroom flats.

Description

The property comprises two adjoining mid terrace buildings arranged over ground and first floors beneath a pitched roof. Internally, the property is arranged to provide a double fronted shop unit on the ground floor which has recently undergone extensive refurbishment, together with three self-contained flats above. The property benefits from planning permission for a second floor extension to provide three additional self-contained flats. The property includes a site to the rear, which is accessed to the side of 9 Thornbridge Road, and which comprises a total of five garages and unlined car parking for at least a further six vehicles. The site extends to approximately 0.089 hectares (0.220 acres) in total.

Accommodation and Tenancies

The property was not measured by Allsop. The measurements contained within the schedule set out opposite were provided by the Vendor.

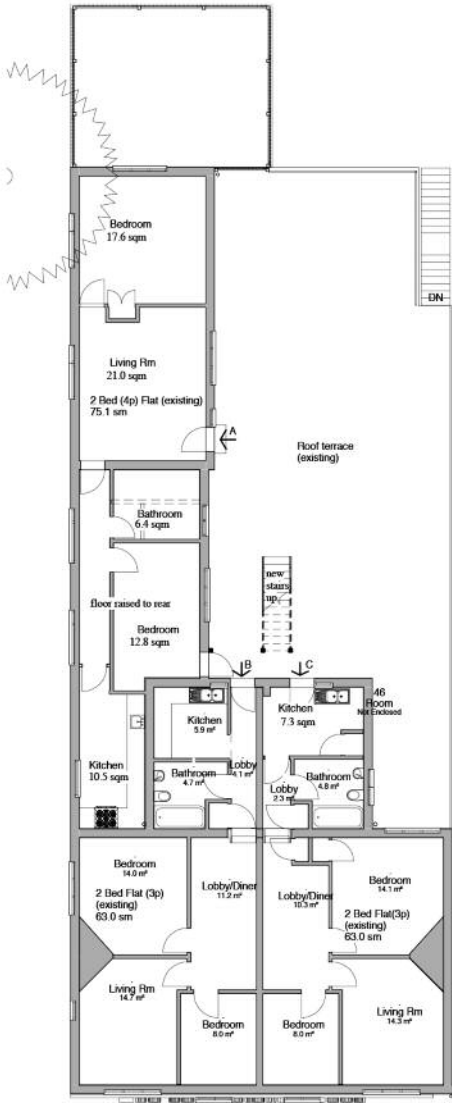
VAT

VAT is NOT applicable to this lot.

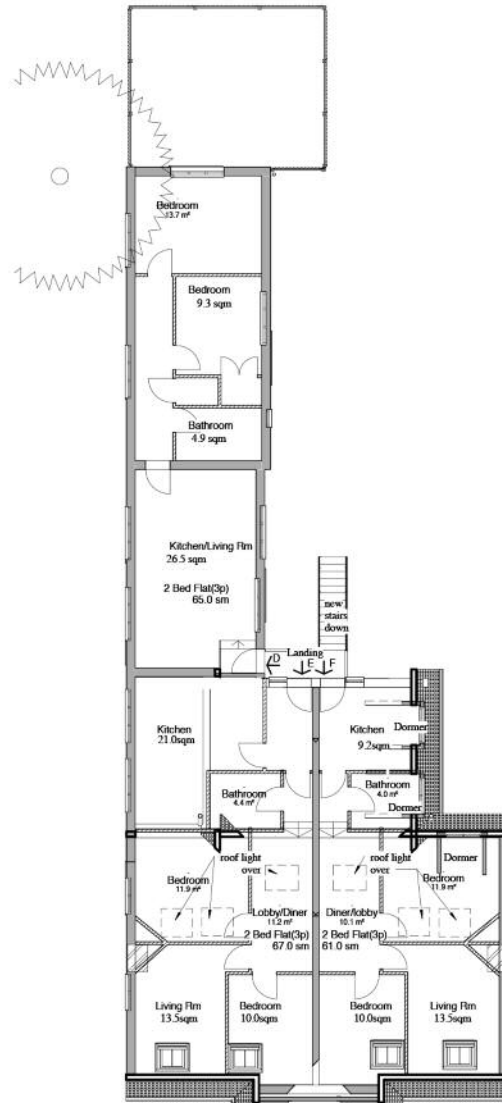
Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allso.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Proposed First Floor



Proposed Second Floor



UnR/Address	Floor	Accommodation		Tenant	Terms of Tenancy	Current Rent £ p.a.	
Shop Unit and Three Garages	Ground Floor	Retail Area (NIA) approximately External Storage (NIA) approximately Gross Frontage Net Frontage	359.9 sq m 25.9 sq m 12.30 m 11.94 m	(3,874 sq ft) (279 sq ft) (40' 4") (39' 2")	Co-operative Group Food Limited (1)	Subject to a Commercial FR & I Lease for term of 15 years from 18th January 2017. The lease contains rent reviews every fifth year of the term. There are no break clauses	£32,500
Flat 1A	First Floor	Lobby/Dining Area through to Reception Room and Two Bedrooms, Kitchen, Bathroom		Individuals	Subject to an Assured Shorthold Tenancy for a term of 12 months from 9th March 2017	£11,940	
Flat 2A	First Floor	Reception Room through to Bedroom, Further Bedroom, Kitchen, Bathroom		Vacant	-	-	
Flat 3A	First Floor	Lobby/Dining Area through to Reception Room and Two Bedrooms, Kitchen, Bathroom		Individuals	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st March 2014 (Holding Over)	£9,300	
Two Garages	Rear	-		Vacant	-	-	

(1) For the year ended 2nd January 2016, Co-operative Group Food Limited reported a turnover of £6.4755bn, a pre-tax loss of £347.5m and a net worth of £1.3855bn (Source: riskdisk.com 28.09.2017).