



**Tenure**  
Freehold.

**Location**  
The affluent West London suburb of Chiswick is located approximately 6 miles to the west of Central London, within the London Borough of Hounslow. Chiswick benefits from excellent communications with Chiswick High Road (A315) and the A4 providing links to the North Circular Road (A406) and the M4 motorway. The property is situated on the north side of Chiswick High Road (A315), in a prominent corner position at its junction with Goldhawk Road (A402). Stamford Brook London Underground Station (District Line) is close by. Occupiers close by include Games Workshop, HSS Hire, William Hill, Papa Johns and a wide range of local traders, whilst opposite is Killick & Co and two residential developments under construction.

#### Description

The property is arranged on basement, ground and three upper floors to provide a ground floor bank and restaurant with nine self-contained flats above. The flats are approached via an entrance fronting Goldhawk Road and have all been sold off on long leases.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 194 London W4.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2 Chiswick High Road	Svenska Handelsbanken AB (publ) (1)	Gross Frontage (inc splay) 7.5 m (24' 7") Net Frontage 4.5 m (14' 9") Return Net Frontage 11.3 m (37' 1") Shop Depth 14.4 m (47' 3") Built Depth 22.8 m (74' 9") Basement (not used) 9.2 sq m (99 sq ft)	10 years from 15.04.2011 (4) Rent review every 5th year FR & I	£37,500 p.a.	Rent Review 2016
4 Chiswick High Road	Aydu Gul (t/a Kalamari Restaurant)	Gross Frontage 6.35 m (20' 10") Net Frontage 5.6 m (18' 5") Shop Depth 13.3 m (43' 8") Built Depth 25.7 m (84' 4") Basement 60 sq m (645.86 sq ft)	20 years from 29.09.2009 Rent review every 4th year FR & I	£30,000 p.a. (2)	Rent Review 2013
First, Second & Third Floors	Various Individuals (3)	Nine Self-Contained Flats	Each held on a lease for 99 years from 25.03.2009	£2,250 p.a. (£250 p.a. each)	Reversion 2018

- (1) For the year ended 31st December 2010, Svenska Handelsbanken AB (publ) reported a turnover of £0, a pre-tax profit of £14.77bn and a net worth of £81.49bn. (Source: [www.riskdisk.com](http://www.riskdisk.com) 15.09.2012) Handelsbanken was founded in 1871 and is one of the leading banks in the Nordic region. They trade from some 740 branches in 22 countries, approximately 124 of which are in the UK. They regard Sweden, Denmark, Finland, Norway and Great Britain as their domestic markets. Website Address: [www.handelsbanken.co.uk](http://www.handelsbanken.co.uk)
- (2) The passing rent is £27,000 per annum with a minimum increase to £30,000 per annum at the 29th September 2013 rent review. The Vendor will top-up the rent so the purchaser will effectively receive £30,000 per annum from completion.
- (3) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants.
- (4) There is a tenant's option to determine at the fifth anniversary and if not taken there is a 6 month rent free period.

**Total £69,750 p.a. (2)**

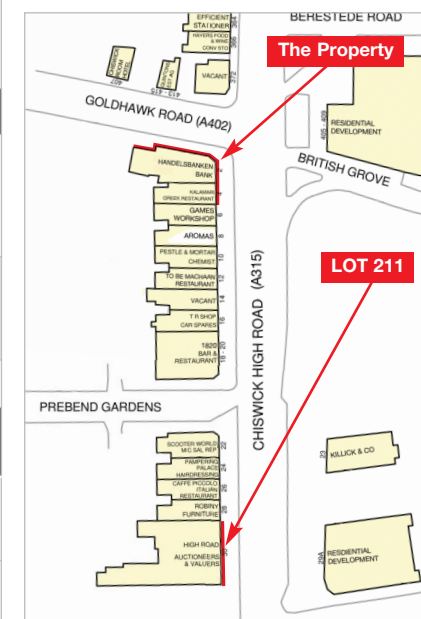
## London W4

### 2/4 Chiswick High Road

### W4 1TH

- **Freehold Bank, Restaurant and Residential Ground Rent Investment**
- Bank let to Svenska Handelsbanken AB on lease expiring in 2021 (4)
- Restaurant lease expiring 2029
- Prominent corner position within an affluent area
- Close to Stamford Brook London Underground Station (District Line)
- No VAT applicable
- Rent Review 2013
- Total Current Rents Reserved  
**£69,750 pa (2)**

**SIX WEEK COMPLETION AVAILABLE**



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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