



Tenure

Freehold.

Location

Stanwell is a busy West London suburb situated immediately to the south of Heathrow Airport, 1 mile to the east of the M25 (Junction 4) and 2 miles north-west of Staines-upon-Thames.

The property is situated on the north side of High Street, diagonally opposite its junction with Church Approach.

Occupiers close by include Coral, Londis, a pharmacy, public house and a mix of local occupiers.

Description

The property is arranged on ground and two upper floors to provide a ground floor café/takeaway unit together with a self-contained two bedroom maisonette on the first and second floors above. The property benefits from two car parking spaces.

The property provides the following accommodation and dimensions:

Gross Frontage	4.56 m	(14' 11")
Net Frontage	3.88 m	(12' 9")
Shop Depth	10.31 m	(33' 10")
Ground Floor Café	42.1 sq m	(453 sq ft)
Ground Floor Rear Storage	19.7 sq m	(212 sq ft)
First and Second Floor – Two Bedroom Maisonette		

Tenancy

The entire property is at present let to MANJIT BHINDER and BHAPINDARJIT GORAYA for a term of 10 years from 1st May 2017 at a current rent of £22,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

Staines-upon-Thames

35 & 35A High Street
Stanwell
Middlesex
TW19 7LJ

- **Freehold Shop & Residential Investment**
 - Comprising a ground floor café
 - Includes a self-contained first and second floor two bedroom maisonette above
 - Includes two car parking spaces
 - No VAT applicable
 - Current Rent Reserved
- £22,000 pa**

SIX WEEK COMPLETION AVAILABLE

