

# Stanwell

**Shops 59 & 61, Flat 71  
and Garages 41 & 47  
Clare Road  
Middlesex  
TW19 7QP**

- **Freehold Shop and Residential Investment**
- Comprising two shops, two garages and a flat
- Forms part of an established shopping parade in busy West London suburb
- Close to both Heathrow and the M25
- No VAT applicable
- Reversions 2019
- Total Current Rents Reserved  
**£25,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**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 Clare Road, close to its junction with Viscount Road in a modern residential area in a parade of similar shop units.  
Occupiers close by include The Post Office, Coral, Martin McColl's and a Sainsbury's Local (opposite) amongst a number of other local traders.

**Description**  
The property is arranged on ground and one upper floor to provide two ground floor lock-up units, with a first floor flat above. There are two garages to the rear.

**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)

**Energy Performance Certificate**  
Range from EPC Rating 24-113 Bands D-F (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop 59, Flat 71 and Garages 41 & 47	Sheikh Ghulam Dastgir (t/a Bargains Galore)	Gross Frontage 4.85 m Net Frontage 4.35 m Shop Depth 9.85 m Built Depth 17.85 m First Floor Flat comprising 4 Rooms, Kitchen, Bathroom/WC (sublet) Two Rear Garages	15 years from 11.10.2004 Rent review every 5th year FR & I plus a service charge for share of costs of maintaining the service road and common service media and other common items	£16,500 p.a.	Reversion 2019
Shop 61	Erdal Ozsgun (t/a Gents Barbers)	Gross Frontage 4.85 m Net Frontage 4.35 m Shop Depth 6.7 m Built Depth 17.85 m	15 years from 11.10.2004 Rent review every 5th year FR & I plus a service charge for share of costs of maintaining the service road and common service media and other common items	£9,000 p.a.	Reversion 2019

**Total £25,500 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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