Stanwell

LOT

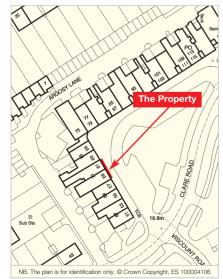
Shops 59 & 61, Flat 71 and Garages 41 & 47 **Clare Road Middlesex TW19 7QP**

- 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.allsop.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 Net Frontage Shop Depth Built Depth First Floor Flat comprising 4 Ro (sublet) Two Rear Garages	4.85 m 4.35 m 9.85 m 17.85 m boms, Kitchen, Bath	(14' 3") (32' 4") (58' 7")	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 Net Frontage Shop Depth Built Depth	4.85 m 4.35 m 6.7 m 17.85 m	`(14' 3"́) (21' 11")	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 Seller's Solicitor Ms H Dave, Sherrards Solicitors LLP. Tel: 0207 478 9010 e-mail: honey.dave@sherrards.com