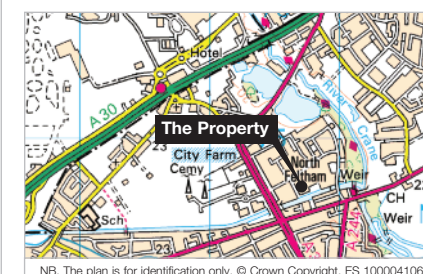


Feltham Executive House Central Way Middlesex TW14 0XQ

- Well Located Freehold Commercial Unit close to Heathrow
- Multi-let on licenses
- Total Gross Current Licence Fees Reserved

**£123,396 pa
(inclusive) ⁽¹⁾**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Feltham is situated 12 miles west of Central London, between the M4 and M3 motorways, 1 mile south of Heathrow Airport. The area also benefits from rail and Underground connections at Feltham and Hatton Cross Stations.

The property is situated on the North Feltham Industrial Estate, accessed off the A312, and occupies a site off Central Way.

Occupiers close by include Howdens, FedEx, UPS, Safestore, Tesco and Phoenix Transport.

Description

The property comprises a 2 bay industrial unit and is arranged on ground, mezzanine and first floor levels and has been subdivided to form a number of individual units, each let on licence.

The units share kitchen and WC facilities. The building also benefits from parking to front, side and rear.

The building provides the following approximate accommodation:

Ground Floor	800 sq m	(8,611 sq ft)
First Floor & Mezzanine	620 sq m	(6,674 sq ft)
Total	1,420 sq m	(15,285 sq ft)

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

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	CFS Express UK Ltd	Ground Floor	Licence at £1,380 per month inclusive	£16,560 p.a.	
2	My Perfect Pair Ltd	First Floor	Licence at £408 pcm inclusive	£4,896 p.a.	
3	Trimex UK Ltd	Ground & First Floor	Licence at £1,700 pcm inclusive	£20,400 p.a.	
4	Viper Quades Ltd	Ground Floor	Licence at £940 pcm inclusive	£11,280 p.a.	
5	S Singh	Ground & First Floor	Licence at £3,000 pcm inclusive	£36,000 p.a.	
6	J Singh	First Floor	Licence at £430 pcm inclusive	£5,160 p.a.	
7	Twenty 25 Ltd	First Floor	Licence at £725 pcm inclusive	£8,700 p.a.	
8	New MD Foods Ltd	Ground & First Floor	Licence at £1,200 pcm inclusive	£14,400 p.a.	
9	Mr Tony	First Floor	Licence at £500 pcm inclusive	£6,000 p.a.	

(1) NOTE: Licences are inclusive of rates, insurance, water and electricity.
For the year ended 2012, the Landlord's expenditure was approximately £51,300 pa.

Gross Total £123,396 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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