

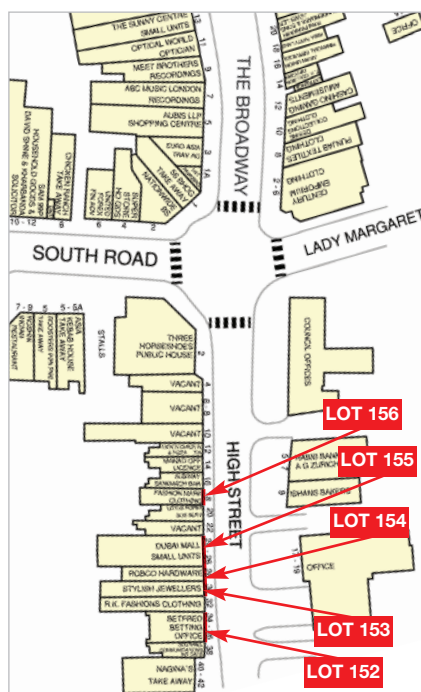
Southall

18, 24/26, 28, 30 and 34/36 High Street
Middlesex
UB1 3DA

- Freehold Shop Investments
- Densely populated West London suburb
- To be offered as five lots
- Comprising shops with ancillary upper parts
- Rent Reviews from 2014, one tenant holding over
- Total Current Rents Reserved

£151,340 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Southall is a major West London suburb with a resident population of approximately 138,000, situated within the London Borough of Ealing. Southall lies 11 miles west of Central London, 3 miles from Ealing and 1½ miles north of the M25 (Junctions 15/16). The town is served by rail with regular services to London Paddington. Heathrow Airport is some 7 miles to the west.

The properties are situated in the heart of Southall immediately to the east of the junction of High Street, The Broadway (A4020) and South Road (A3005).

There are a diverse range of local occupiers close by.

Description

The properties comprise three single, one double and one large double shop unit which has been converted into a small mall, each of which is arranged on ground and one upper floor. The upper parts comprise ancillary accommodation to each of the ground floor shops.

VAT

VAT is not applicable to lots 152-155.

VAT is applicable to lot 156.

Documents

The legal packs will be available from the website www.allsoy.co.uk

Energy Performance Certificates

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
152	34/36	Done Brothers (Cash Betting) Limited (1)	Gross Frontage 7.50 m Net Frontage 6.60 m Shop Depth 9.45 m Built Depth 13.30 m Ground Floor 70.15 sq m First Floor 49.20 sq m	(24' 7") (21' 8") (31' 0") (43' 8") (755 sq ft) (529 sq ft)	10 years from 20.07.2012 Rent review every in the 5th year (2) FR & I	£40,000 p.a. Rent Review 2017
153	30	S Asif (Jewellers)	Gross Frontage 3.90 m Net Frontage 3.25 m Shop Depth 9.00 m Built Depth 24.05 m Ground Floor 75.45 sq m First Floor 22.25 sq m	(12' 9") (10' 8") (29' 6") (78' 10") (812 sq ft) (239 sq ft)	10 years from 24.07.2002 Rent review in the 5th year FR & I	£17,000 p.a. Holding Over
154	28	R K & S D Karwal (Hardware)	Gross Frontage 3.50 m Net Frontage 3.05 m Shop Depth 16.60 m Built Depth 19.10 m Ground Floor 61.20 sq m First Floor 21.20 sq m	(11' 6") (10' 0") (54' 6") (62' 8") (659 sq ft) (228 sq ft)	10 years from 01.04.2009 Rent review in the 5th year FR & I	£16,000 p.a. Rent Review 2014
155	24/26	A H Gardher (Dubai Mall)	Gross Frontage 7.65 m Net Frontage 6.20 m Shop & Built Depth 24.85 m Ground Floor 171.50 sq m First Floor 50.75 sq m	(25' 2") (20' 4") (81' 6") (1,846 sq ft) (546 sq ft)	15 years from 21.03.2011 Rent review every 5th year FR & I	£47,000 p.a. Rent Review 2016
156	18	Fashion Mark (Schoolwear) Limited	Gross Frontage 3.80 m Net Frontage 3.45 m Shop & Built Depth 23.90 m Ground Floor 89.90 sq m First Floor 20.55 sq m	(12' 6") (11' 4") (78' 5") (968 sq ft) (221 sq ft)	12 years from 24.04.2012 Rent review in 2015 and every 4th year thereafter (3) FR & I	£31,340 p.a. Rent Review 2015

(1) For the year ended 25th March 2012, the tenants reported a turnover of £4.579bn, a pre-tax profit of £16.374m, shareholders' funds of £89.253m and a net worth of £64.773m (Source: riskdisk.com 16.09.2013.)

(2) The lease contains a tenant's option to break on 6 months' notice at the end of the fifth year.

(3) The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954, Part II.

Total £151,340 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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