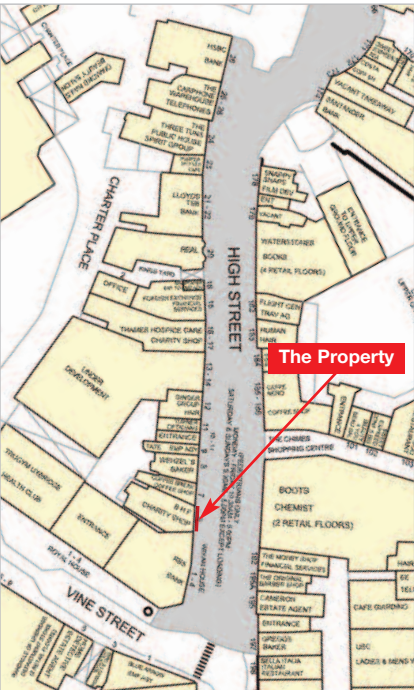


**Uxbridge**  
**6/6A High Street**  
**Middlesex**  
**UB8 1JN**

- **Freehold Shop and Office Investment**
  - Well located on the pedestrianised High Street
  - Popular West London retail centre
  - Car parking to the rear
  - Shop and Office Reversion 2017
  - Planning permission for residential conversion of the upper floors
  - Total Current Rents and Licence Fees Reserved
- £66,903 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Uxbridge is an old market town located 6 miles north-east of Slough and 14 miles west of central London. It enjoys good road communications with the M40/A40 motorway located just to the north of the town centre within approximately 1½ miles.  
The property is situated in a busy trading position on the south side of the pedestrianised High Street in the heart of Uxbridge town centre. The main entrance to The Chimes Shopping Centre is diagonally opposite and occupiers close by include RBS (adjacent), Boots (opposite), Caffé Nero, Waterstones, Lloyds Bank, Ginger Group and Wenzels.

**Description**  
The property is arranged on ground and two upper floors to provide a shop unit together with self-contained offices on the first and second floors.

The offices have an entrance on High Street and benefit from 2 car spaces to the rear. There are a further 4 spaces in the rear yard which is approached via Chester Place. In addition there are 4 spaces which have been sold on a long lease.

**VAT**  
VAT is applicable to this lot.

**Planning**  
Planning permission was granted on 13th October 2011 for the conversion of the first and second floors to three x 2 bedroom flats (Application Ref: 1538/APP/2011/2003) London Borough of Hillingdon.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
EPC Rating 91 Band D (Copy available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
6 High Street (Ground Floor)	British Heart Foundation ( <a href="http://www.britishheartfoundation.org">www.britishheartfoundation.org</a> )	Gross Frontage (inc. ent)	6.80 m	(22' 4")	25 years from 25.12.1992 Rent review every 5th year Effectively FR & I by way of service charge	£37,000 p.a.	Reversion December 2017
6a High Street (First and Second Floors)	Directions Recruitment Specialists Limited ( <a href="http://www.directions-recruitment.co.uk">www.directions-recruitment.co.uk</a> )	Net Frontage	5.40 m	(17' 8")	10 years from 29.09.2007 Rent review in the 5th year Effectively FR & I by way of service charge	£24,128 p.a.	Reversion September 2017
		Shop Depth	8.75 m	(28' 8")			
		Built Depth	19.25 m	(63' 2")			
Car Park Space No. 1	British Heart Foundation	Car Park Space			Licence determinable on 2 months notice	£1,250 p.a.	Reversion July 2015
Car Park Spaces 4, 5 & 6	Blue Arrow Limited	3 Car Park Spaces			Licence determinable on 14 days notice	£4,125 p.a.	Reversion December 2017
Car Park Spaces 7, 8, 9 & 10	Lama Limited	4 Car Park Spaces			180 years from 01.08.2013	£400 p.a.	Reversion 2193

**Total £66,903 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** C Sherrard Esq, Brecher. Tel: 0207 563 1000 e-mail: [csherrard@brecher.co.uk](mailto:csherrard@brecher.co.uk)