

**Hatch End**  
**487 & 489 Uxbridge**  
**Road**  
**Middlesex**  
**HA5 4JS**

- **Freehold Shop and Residential Investment**
- Comprising a shop and a self-contained maisonette
- Affluent North West London suburb
- Shop Rent Review 2017
- Total Current Rents Reserved

**£37,350 pa**

On the Instructions of **T. Perkin & J. Barber of CBRE Ltd** acting as **Joint Fixed Charge Receivers**

**CBRE**

**SIX WEEK COMPLETION AVAILABLE**



**Description**  
 The property is arranged on ground and two upper floors to provide a ground floor shop, with a self-contained maisonette above, access to which is via the rear. Please note the shop interconnects with the adjoining units, which do not form part of the property to be sold.

**VAT**  
 VAT is 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**  
 Shop EPC Rating 89 Band D (Copy available on website).

	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
487 Uxbridge Road	Chaplins Furniture Ltd (1)	Gross Frontage 6.10 m (20' 01") Net Frontage 5.50 m (18' 04") Shop & Build Depth 25.40 m (83' 4") Ground Floor 144.40 sq m (1,554 sq ft)	15 years from 08.03.2007 Rent review every 5th year Tenant option to break 08.03.2017 FR & I	£27,750 p.a.	Rent Review 2017
489 Uxbridge Road	Individual	First & Second Floor Maisonette	Assured Shorthold Tenancy for 12 months from 16.12.2012	£9,600 p.a.	Holding Over

(1) Chaplins first opened over 20 years ago and also have a trade showroom in Chelsea Harbour. (Source: [www.chaplins.co.uk](http://www.chaplins.co.uk).)

**Total £37,350 p.a.**