



Tenure

Leasehold. Held for a term of 999 years from 25th March 1988 (thus having some 974 years unexpired) at a fixed ground rent of £50 per annum.

Location

Ealing is a fashionable and affluent suburb located approximately 10 miles to the west of Central London. Ealing benefits from good road communications, being close to the A40 and M4 Motorway (Junction 2). In addition, public transport links are excellent with frequent underground and mainline rail services to Central London to the east and Heathrow Airport to the west.

The property is situated on the east side of Bond Street to the north of the junction with High Street and south of The Broadway. Occupiers close by include Pizza Express, Santander Bank, Nando's Restaurant, Hotel Xanadou and a variety of local traders.

Description

The property is arranged on basement and ground floor only to provide a shop with basement ancillary accommodation. The property forms part of a larger building not included in the sale. The ground floor and basement will intercommunicate with the adjacent unit No. 41 (not included in sale), details of proposed works is outlined in the legal pack.

The property provides the following accommodation and dimensions:

Gross Frontage	5.16 m	(16' 11")
Net Frontage	4.77 m	(15' 8")
Shop and Built Depth (No access)	11.83 m	(38' 10")
Basement	56.70 sq m	(610.33 sq ft)
Ground Floor	54.00 sq m	(581.27 sq ft)

NB. Floor areas taken from the VOA website www.voa.gov.uk

Tenancy

The property is at present let to MELBRIAN LIMITED for a term of 10 years from 17th September 2013 less 3 days at a current rent of £25,000 per annum in the first year of the term, then rising to £28,000 per annum in the second year. The lease contains full repairing and insuring covenants. There is a three month rent free period. The Receivers will top up the rent to £28,000 pa from completion to the first uplift due in September 2014 (1). The tenant is not at present in occupation and is due to commence fitting out shortly.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

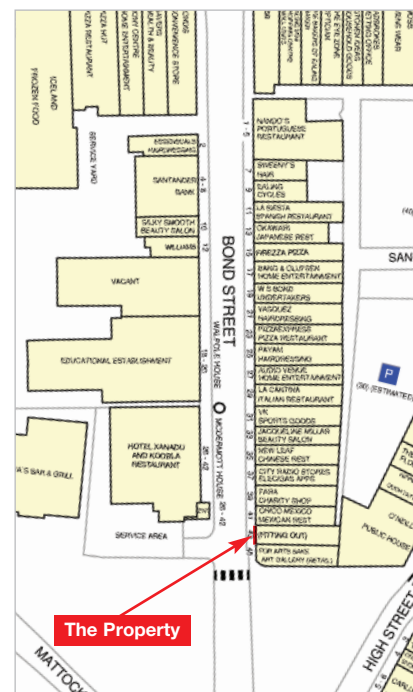
Energy Performance Certificate

EPC Rating 169 Band G (Copy available on website).

London W5
43 Bond Street,
Ealing
W5 5AS

- **Virtual Freehold Shop Investment**
- Well located
- New 10 year lease (No breaks)
- Shop will intercommunicate with adjoining property (No. 41)
- Current Gross Rent Reserved **£28,000 pa (1)**

On the instructions of J Gershinson FRICS and S Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda