

# Lot 2, 273/273a High Street, Uxbridge,

London UB8 1LQ

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail and Residential Investment

- Located opposite The Chimes Shopping Centre and 350 metres from Uxbridge Tube Station
- Comprises a refurbished shop let to an Estate Agent with a separately accessed two-bed flat above, let on an AST
- Estate Agents let to Highgain Properties Limited (t/a Lords Associates of London)
- New 15 year lease from 07/04/2022 (subject to option)
- 5 yearly RPI indexed rental reviews (with collar of 2% and cap of 5%)
- VAT-free Investment

#### Lot

2

#### Auction

22nd September 2022

#### Rent

£38,800 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

18 miles west of Central London

#### Road

A40, M4, M25, M40

#### Rail

Uxbridge Tube Station (Metropolitan and Piccadilly Line)

#### Air

Heathrow Airport

### Situation

The property is located in the heart of Uxbridge Town Centre, directly opposite an entrance to The Chimes Shopping Centre, who's occupiers include Odeon Cinema, Wagamamas, Nandos, H&M, Pandora, Next, JD sports, Boots, Cafe Nero, Starbucks Coffee and McDonald's.

Uxbridge Tube Station is less than 350 metres away.

### Tenure

Freehold.

### EPC

Shop - Band C Flat - Band D

### Description

The property comprises an Estate Agent arranged on the ground and lower ground floors, with a separately accessed two-bedroom flat on the first floor. The property also benefits from 2 car parking spaces to the side. The property has potential for advertising/signage to the side of the building.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground Lower Ground	Retail/Estate Agent Ancillary Car Parking Space	29.10 27.90	(313) (300)	HIGHGAIN PROPERTIES LTD (t/a Lords Associates of London) (2)	15 years from 07/04/2022 (3)	£25,000	06/04/2027 and 5 yearly thereafter to RPI with collar of 2% and cap of 5%
First	Residential-two bed flat			AN INDIVIDUAL	AST 1 year from 1/12/2021 at £1,100 pcm	£13,200	
Ground	Car parking - 1 space	-	-	AN INDIVIDUAL	Licence from May 2022 at £50 pcm	£600	
<b>Total Commercial Area</b>		<b>57.00</b>	<b>(613)</b>			<b>£38,800</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) ([www.lordsassociates.co.uk](http://www.lordsassociates.co.uk))

(3) The lease is subject to a single tenant option to determine in 2027

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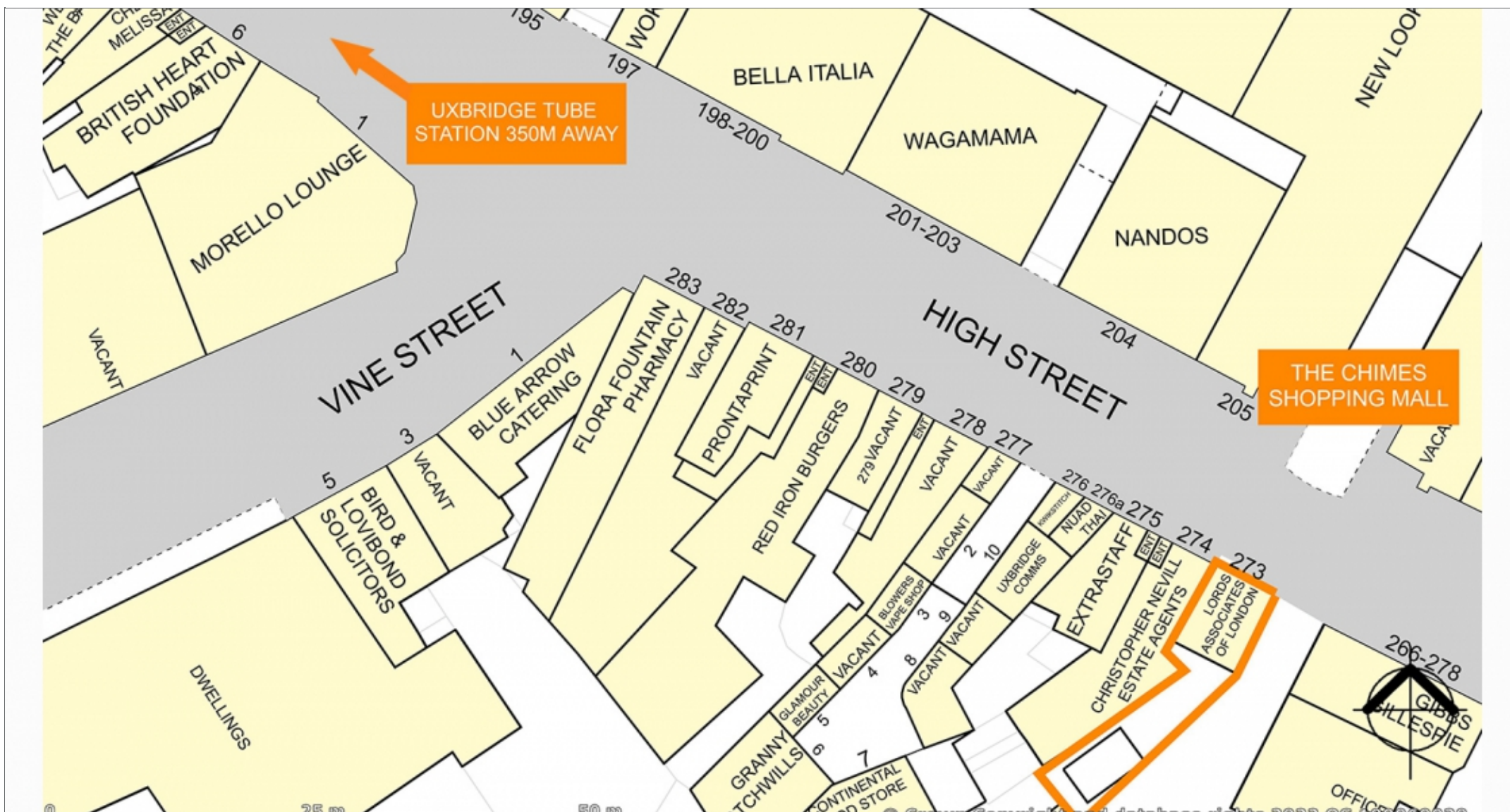




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## Contacts

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