London UB4 0RR

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)





Prominent Freehold Car Showroom & Residential Investment

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Property Information

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- Entirely let to Craftsilver Limited with personal guarantee (t/a Hayes End Motors)
- Lease includes 2 bed maisonette on upper floors
- Lease expires September 2029 (No breaks)
- Important Rent Review September 2024
- Site area approximately 0.04 ha (0.10 acres)
- VAT-free investment
- Nearby occupiers include Tesco Express, Pizza Hut, Co-op Funeralcare and a number of independent traders within the parade
- Popular London suburb 5 miles north of Heathrow Airport and 7 miles east of Slough

Lot Auction 1 27th March 2024

Rent Status £22,000 per Annum Exclusive Available

Sector Auction Venue High Street Retail/Residential Live Streamed Auction

On Behalf of Trustees

Location

Miles	15 miles west of Central London
Roads	A40, A312, A4020, M4 (Junction 3) M25 (Junction 15)
Rail	Hayes & Harlington Rail Station (Elizabeth Line)
Air	London Heathrow Airport (5 miles)

Situation

Band D

The property is situated along a parade of independent shops, close to its junction with Gledwood Drive, on Uxbridge Road (A4020). Nearby occupiers include Tesco Express, Pizza Hut, Co-op Funeralcare and a number of independent traders within the parade.

Tenure			
Freehold.			
EPC			

Description

The property comprises a car showroom and vehicle repair shop on the ground floor, with a separately accessed two bed maisonette arranged on the first and second floors. The property benefits from a large rear yard with parking for about 15 cars to the side and rear, as well as an outbuilding. The property has an approximate site area of 0.04 ha (0.10 acres).

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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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 Review
Ground First/Second	Showroom/Workshop Outbuilding Residential - 3 rooms (2 beds), kitchen & bathroom	53.70 - 77.64 (2)	(578) (-) (836) (2)	CRAFTSILVER LIMITED with a guarantee from K. JOYCE (t/a Hayes End Motors)	20 years from 30/09/2009 on a full repairing and insuring lease	£22,000	29/09/2024
Total		131.34	(1,414)			£22,000	

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

⁽²⁾ Maisonette measured on a Gross Internal basis.

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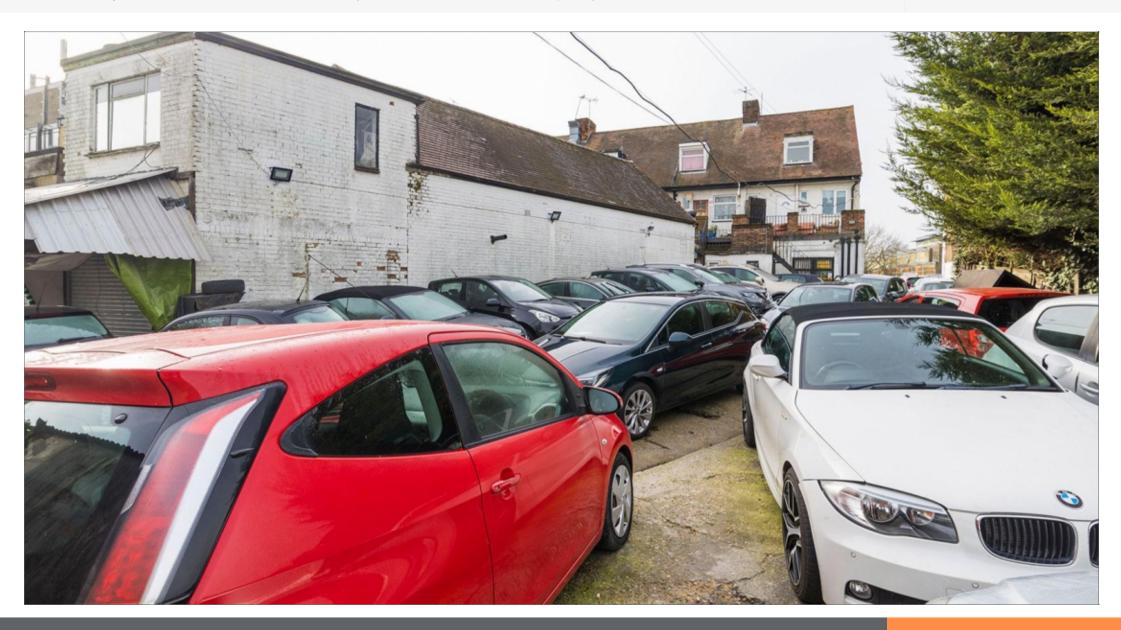


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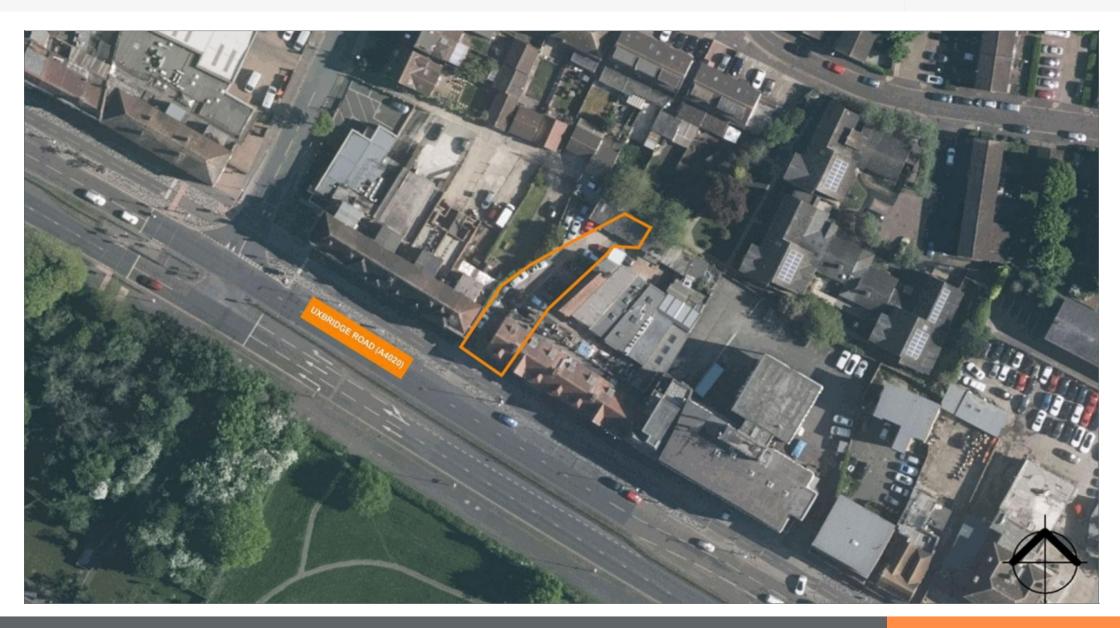


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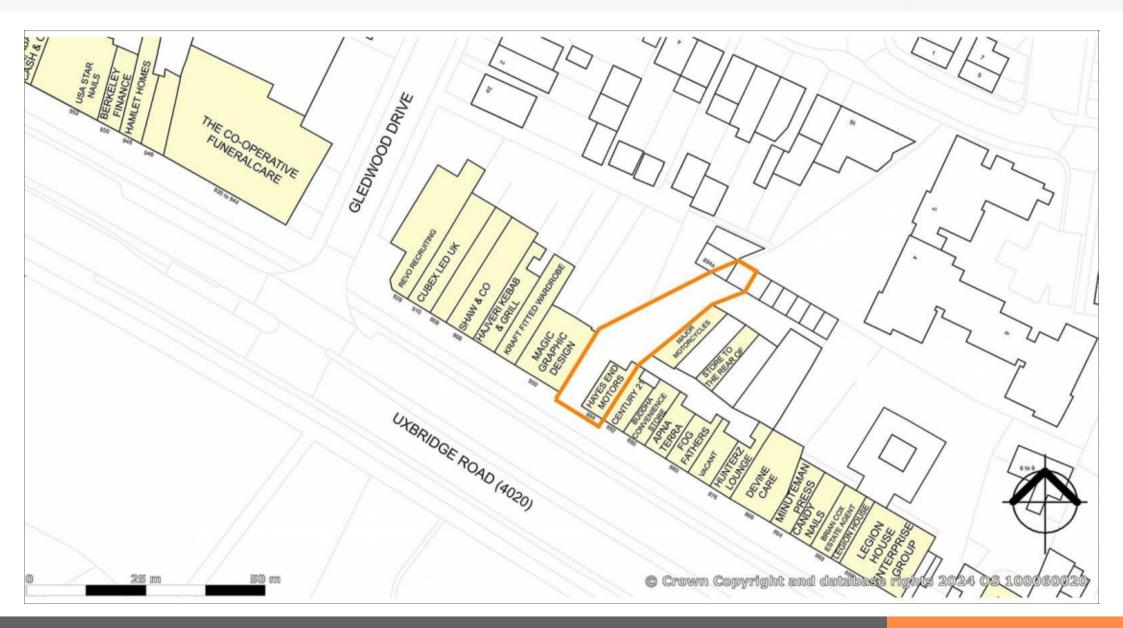


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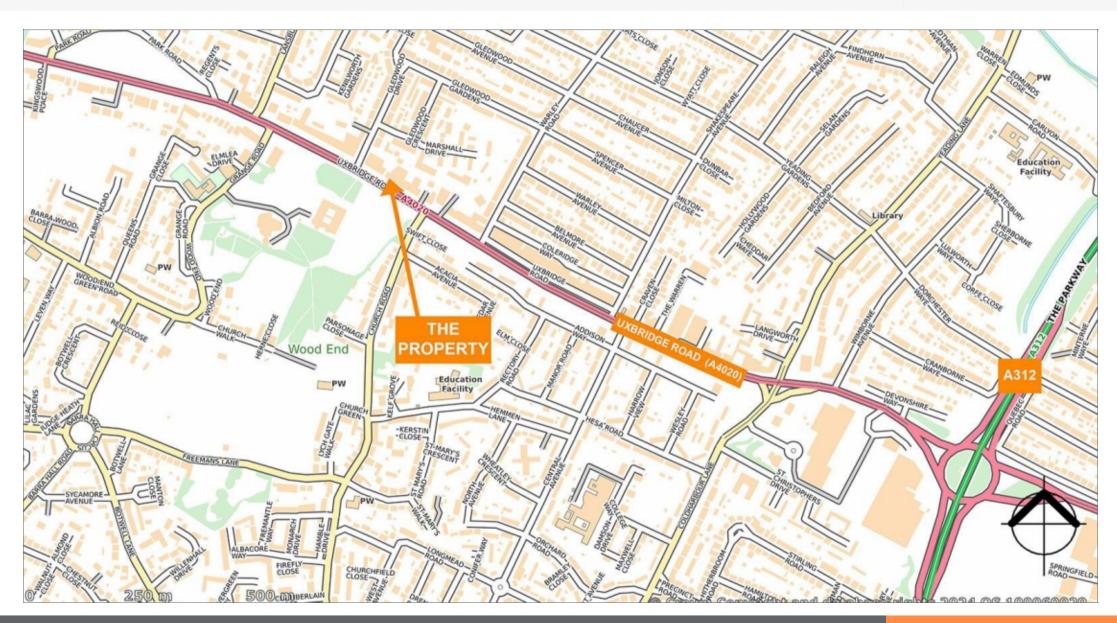




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Contacts

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Henry John +44 (0)20 7034 4860 +44 (0)7876 884 320 henry.john@acuitus.co.uk

Seller's Solicitors

IBB Law LLP 30 Windsor Street Uxbridge Middlesex UB8 1AB

Katherine Bereza 01895 207 251 katherine.bereza@ibblaw.co.uk

Associate Auctioneers



Jaggard Macland LLP McBride House, 32 Penn Road Buckinghamshire HP9 2FY

Graham Atkinson01494 689 603
07802 765 662
gra@jaggardmacland.co.uk

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