

# 718-720 Uxbridge Road (A4020), Hayes Middlesex UB4 0RX

lot 1

## Virtual Freehold Retail and Residential Investment

- Ground floor let to Done Brothers (Cash Betting) Limited, t/a Betfred, until 2022
- Self-contained three bedroom residential maisonette on upper floors
- Prominent position on the busy Uxbridge Road (A4020) some 500 metres from Lombardy Retail Park
- Nearby occupiers include Abbey Bank, Coral Betting Shop, KFC and Nationwide
- Six Week Completion Period Available

Rent  
**£52,700**  
per annum  
exclusive



On the instructions  
of J Pitt and B Moon  
acting as Joint Fixed  
Charge Receivers



### Location

**Miles:** 15 miles west of Central London  
5 miles north of Heathrow  
7 miles east of Slough  
**Roads:** A40, A312, M4 (Junction 3), M25 (Junction 15)  
**Rail:** Hayes & Harlington Rail Station  
(direct to London Paddington approximately 18 minutes)  
**Air:** London Heathrow

### Situation

The property is situated in a prominent position on the busy Uxbridge Road (A4020) some 500 metres from Lombardy Retail Park. Nearby occupiers include Abbey Bank, Coral Betting Shop, KFC and Nationwide.

### Description

The property comprises a ground floor betting shop and ancillary accommodation with a self-contained three bedroom residential maisonette on first and second floors, accessed from Coleridge Way.

### Tenure

Virtual Freehold. Held for a term of 999 years from 29th September 1994 until 28th September 2993 at a peppercorn rent.

### VAT

VAT is not applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including any in relation to VAT, can be given. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting without personal liability.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	111.94 sq m (1,205 sq ft)	<b>DONE BROTHERS (CASH BETTING) LIMITED (1)</b>	15 years from 24/05/2007 until 23/05/2022 on a full repairing and insuring lease	£42,500	24/05/2012 and 24/05/2017
First/Second	Residential – 1 x 3 Bedroom Maisonette	50.29 sq m (541 sq ft)	<b>KARAKUM SERVICES LIMITED (2)</b>	12 months from 23/02/2010 until 22/02/2011 (3) (4)	£10,200 (5)	
<b>Totals</b>		<b>162.23 sq m (1,746 sq ft)</b>			<b>£52,700</b>	

- (1) For the year ending 28th March 2010, Done Brothers (Cash Betting) Limited reported a turnover of £3,502,057,000, pre-tax profits of £358,000 and a net worth of £35,768,000. (Source: www.riskdisk.com 19/09/2011)  
 (2) Karakum Services Limited is a drilling consultancy and project management company registered in St Vincent and Grenadines, Caribbean. (Source: www.karakumservices.com 11/11/2011)  
 (3) The residential tenant is holding over.  
 (4) The tenancy provides a two month notice period.  
 (5) The rent has been annualised. The rental income is £850 per calendar month.

### For further details please contact:

**Jo Cordrey**  
Tel: +44 (0)20 7034 4854.  
Email: jo.cordrey@acuitus.co.uk  
**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**www.acuitus.co.uk**

### Solicitors:

**Berwin Leighton Paisner**  
Adelaide House, London Bridge, London EC4R 9HA.  
Tel: +44 (0)20 3400 1000.  
Email: harry.blathwayt@blplaw.com  
Ref: Harry Blathwayt.

