

lot 5

## 84 Uxbridge Road Shepherds Bush, London W12 8LR

Rent  
£59,350 per  
annum  
exclusive

### Freehold Retail and Residential Investment

- Ground and Basement let to Fara Enterprises Limited (t/a Fara Charity Shop) until 2017
- Two residential flats on upper floors
- Located on the busy Uxbridge Road (A4020)

- Approximately 130 metres from Westfield Shopping Centre
- Nearby occupiers include McDonald's, KFC, Superdrug, Greggs and Costa Coffee
- Six Week Completion

Ref: 4712/GT/SH  
PA: LD



On behalf of  
Joint LPA Receivers

#### Location

Miles: 2.8 miles west of Marble Arch  
Roads: A40, A4020, M4 (Jct 1 – 2 miles)  
Rail: Shepherds Bush Overground and Underground (Central Line)  
Air: Heathrow Airport, City Airport

#### Situation

The property is situated in a prominent position on the northern side of the busy Uxbridge Road, some 35 metres from Shepherds Bush Underground (Central Line) and Overground Stations and approximately 130 metres from Westfield Shopping Centre which houses over 300 retailers including Debenhams, Next, Marks & Spencer and House of Fraser. Other nearby occupiers include McDonald's, KFC, Superdrug, Greggs and Costa Coffee.

#### Description

The property comprises a ground floor retail unit with ancillary basement accommodation and two residential flats on upper floors, accessed from the rear.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversions
Ground	Retail	56.20 sq m (605 sq ft)	<b>FARA ENTERPRISES LIMITED t/a Fara Charity Shop (1)</b>	12 years from 25/03/2005 on a full repairing and insuring lease	£34,150	25/03/2017
Basement	Ancillary	29.10 sq m (313 sq ft)				
First	Residential – Two Rooms, Kitchen, WC	Not Measured	<b>INDIVIDUAL</b>	AST for a term of 6 months from 05/05/2009 (2)	£11,400 (3)	05/11/2009 (2)
Second	Residential – Two Rooms & WC	Not Measured	<b>INDIVIDUALS</b>	AST for a term of 24 months from 02/01/2013 (4)	£13,800 (3)	02/01/2015
<b>Totals</b>		<b>85.30 sq m (918 sq ft)</b>			<b>£59,350</b>	

- (1) The FARA Foundation (the Charity) has been actively working with orphaned and abandoned children in Romania since 1991. FARA has 50 charity shops situated in Central and South West London. (Source: [www.faracharityshops.org](http://www.faracharityshops.org) 16/09/2013)
- (2) Please note that the tenant is holding over. Negotiations with the tenant as to the payment of an increased monthly rent of £1,200 pcm and completion of a new tenancy agreement remain ongoing.
- (3) The rent has been annualised.
- (4) The current AST is for a term of 12 months from 02/01/2013 due to expire 02/01/2014. The tenants have signed an AST for a further 12 months from 02/01/2014 until 01/01/2015 at the same rent.

#### For further details please contact:

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#### Asset managed by:



#### Solicitors:

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