

lot 42

Yiewsley Library, 192 High Street West Drayton, Greater London UB7 7BE

Rent
£30,054.02
per annum
exclusive
(gross)
£29,804.02
p.a.x (net)

Long Dated Library and Office
Investment

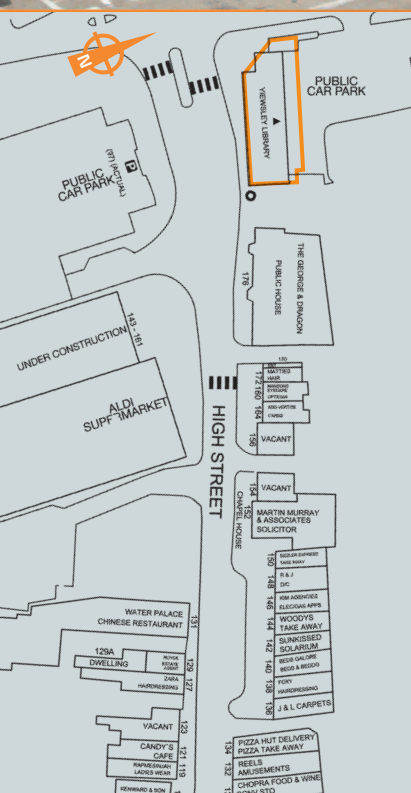
▪ Let to London Borough of Hillingdon
until 2093 (no breaks)

▪ Greater London and future Crossrail
location

▪ Approximately 537.62 sq m (5,787 sq ft)

▪ Nearby occupiers include Aldi, Betfred,
Subway and Costa

On behalf of



Location

Miles: 16 miles west of Central London
Roads: M25 (Junction 15), M4 (Junction 4), M40
Rail: West Drayton Railway Station
Air: London Heathrow Airport (5 miles)

Situation

West Drayton is a popular commuter town within the London Borough of Hillingdon. The property is situated in a prominent corner position on the eastern side of the High Street at its junction with Felling Lane. West Drayton Railway Station and future Crossrail Station is just 700 metres to the south and offers direct rail services to London Paddington with an approximate journey time of 25 minutes. Nearby occupiers include Aldi, Betfred, Subway, Costa and a number of independent retailers.

Description

The property comprises a ground floor library with a self-contained first floor which is currently sublet and used as a sports/leisure educational facility. The tenant has the right to use parking spaces in the public car park and service area to the rear.

Tenure

Long Leasehold. Held from London Borough of Hillingdon for a term of 120 years from 24/06/1973 at a current rent reserved of £250 p.a.x.

VAT

VAT is applicable to this lot.

Six Week Completion (subject to Landlord's consent to assign)

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Library	264.49 sq m (2,847 sq ft)	LONDON BOROUGH OF HILLINGDON (1)	120 years from 24/06/1973 until 23/06/2093	£30,054.02	24/06/2018 and five yearly (2)
First	Office	273.13 sq m (2,940 sq ft)				
Totals		537.62 sq m (5,787 sq ft)			£30,054.02	

- The first floor has been sublet to Yiewsley TKD School for a term of 10 years from 01/04/2011 on a full repairing and insuring lease at a current rent of £30,054 p.a.x.
- The rent is reviewed to the rent payable for the preceding year, together with 95% of the increase in rent in respect of the first floor office accommodation under the sub-underlease.

For further details please contact:

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Buyer's Legal Report Service

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Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

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