

81 Swakeleys Road, Ickenham, Greater London UB10 8DQ

Freehold Retail and Residential Investment



Tenancy and accommodation

Floor	Use		Areas ox) (2)	Tenant	Term	Rent p.a.x.	Review
Ground Ground (Rear)	Retail Lean-to Storage (3)	83.66 sq m 42.63 sq m	(900 sq ft) (458 sq ft)	INDIVIDUALS t/a costsave	15 years from 24/06/2016 until 2031	£21,000	24/06/2021 24/06/2026
First Second	6 room self- contained maisonette	78.07 sq m 54.50 sq m	(840 sq ft) (586 sq ft)	INDIVIDUAL	Assured Shorthold tenancy (holding over)	£13,200	
West Elevation	Advertising right	-	-	J C DECAUX	Rolling Agreement (1)	£1,252.88	
East Elevation	Advertising right	-	-	PRIME SIGHT	Rolling Agreement	£300	
Total area		258.86 sq m	(2,784 sq ft)			£35,752.88	

(1) As to the advertising right on the west elevation, the tenant has served a notice to determine the agreement on 05/07/2018.
(2) The floor areas stated above for the residential maisonette are Gross Internal Areas.
(3) The lean-to storage is a tenant's improvement.



Lot 50 £35,752.88 per annum exclusive

Key Details

- \cdot First time on the market for over 70 years
- Let on a renewed 15 year lease until 2031
- Includes 6 room self-contained maisonette
- Located in a popular North West London suburb

Residential redevelopment potential (subject to consent)

Location

Miles: 17 miles north-west of Central London Roads: A40, M40, M25 Rail: Ickenham Underground West Ruislip Railway Station Hillingdon Railway Station Air: Heathrow

Situation

Ickenham is a popular and attractive North West London suburb situated approximately 17 miles from the centre of London. With access to Underground and railway stations, as well as major road networks, Ickenham is a well connected London commuter town. The property is prominently located on the south side of Swakeleys Road, close to the junction with Ivy House Road. Nearby occupiers include Co-operative Food, JD Wetherspoon and Coral, as well as an eclectic mix of local traders.

Description

The property includes a substantial detached mixed use building with retail accommodation on the ground floor and a self-contained three bedroom maisonette on the first and second floors. The maisonette benefits from a separate access from the front of the property. The maisonette may be suitable for conversion to multiple residential flats, subject to consents.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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