

# Lot 18

£61,020 per annum  
exclusive

11a Devonshire Road,  
**Chiswick, London W4 2EU**

Prime Freehold Retail and Residential Investment with Vacant Flat





# Tenancy and accommodation

**Lot 18**

£61,020 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	68 sq m (731 sq ft)	DAMSEL LIMITED with two personal guarantees (1)	10 years from 10/11/2010 on a full repairing and insurance lease	£41,220	(09/11/2020)
Flat 1 First & Second	Residential	2 bedrooms 50.10 sq m (539 sq ft)	INDIVIDUAL	AST	£19,800	
Flat 2 First	Residential	2 bedrooms 37.50 sq m (404 sq ft)	VACANT			
<b>Total</b>		<b>155.60 sq m (1,675 sq ft)</b>			<b>£61,020</b>	

(1) "Opening in 2005 on Chiswick's leafy Devonshire Road, was the realisation of this dream and Damsel has since become the go-to boutique for the woman who values quality, style and comfort when it comes to her wardrobe...Ultimately this is a boutique where the focus is on making you feel good. The combination of gorgeous clothes and sublime service, in comfortable surroundings, makes the Damsel no longer distressed!" (Source: www.damselboutique.co.uk)



## Key Details

- Prominent corner location in popular London suburb
- Comprises shop and two self-contained flats (one flat vacant)
- Close to Chiswick High Street and Chiswick Common
- Shop let to Damsel Ltd with two personal guarantees
- Close to Turnham Green Underground Station (District and Piccadilly Lines)

## On the Instructions of Receivers

### Location

- Miles:** 6 miles west of Central London  
2 miles west of Westfield, London  
1.5 miles west of Hammersmith
- Roads:** A4, A315, A316, M4, A40
- Rail:** Turnham Green Underground Station (District and Piccadilly Lines)  
1.5 miles west of Hammersmith Overground and Underground (Circle/Hammersmith & City Lines)
- Air:** London Heathrow Airport

### Situation

Chiswick is an affluent and fashionable West London suburb some 6 miles west of Central London. The property is approximately 1.5 miles from the North Circular Road (A406) and the M4 which provides direct access to the M25. The property is situated on Devonshire Road at its junction with Prince of Wales Terrace, close to the busy Chiswick High Road (A315) and 350 metres from Turnham Green Underground Station. Occupiers in Devonshire Road include a number of boutique specialist retailers and restaurants, with traders close by on Chiswick High Street including Caffè Nero, Barclays, Jigsaw, Fired Earth, Joe the Juice, Hotel Chocolat, Ladbrokes and JoJo Maman Bébé.

### Description

The property comprises a ground floor shop with two self-contained flats above. The flats are separately accessed via Prince of Wales Terrace. Each flat comprises an open plan kitchen/living room, two bedrooms and a bathroom.

### Tenure

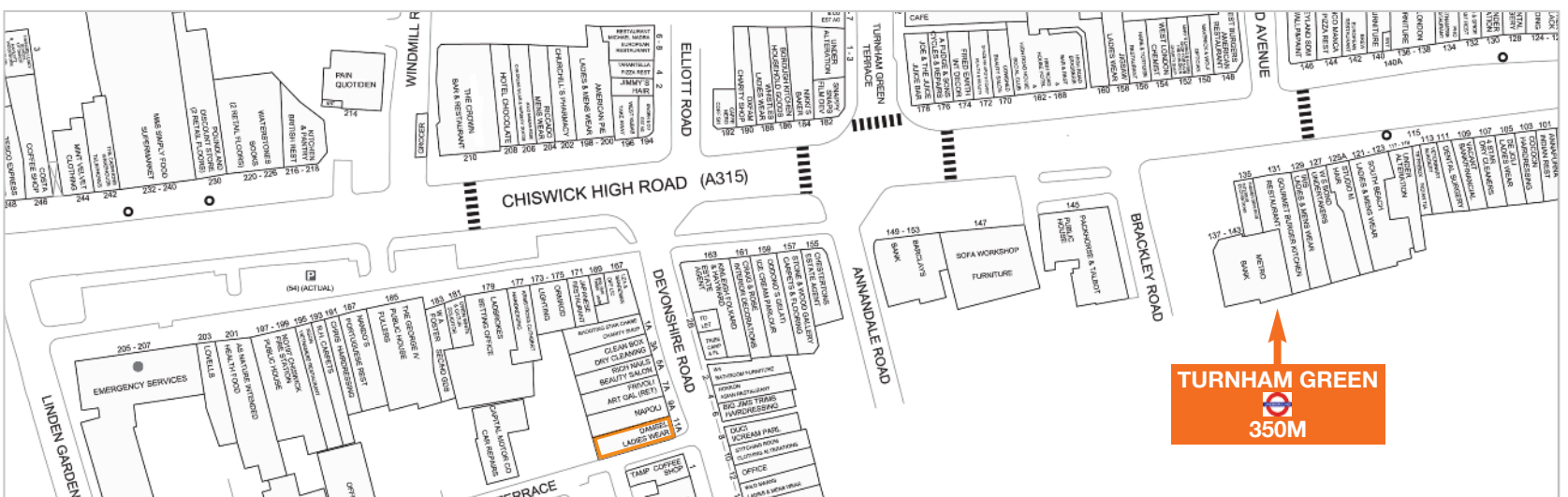
Freehold.

### VAT

See special conditions of sale.

### Energy Performance Certificate

See legal pack at acuitus.co.uk



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