

Lot 10

£21,360 per annum exclusive (with 4,167 sq ft offered with vacant possession)

3 Teignmouth Gardens, Greenford, Perivale, Middlesex UB6 8BZ

Freehold Retail/Bank and Residential Building with Asset Management Opportunity



Tenancy and accommodation

Unit	Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
3	Ground	Retail (former bank)	217.29 sq m	(2,339 sq ft)	VACANT POSSESSION		
1a	First	Residential	40 sq m	(430 sq ft)	VACANT POSSESSION		
2a	First	Residential	45 sq m	(484 sq ft)	VACANT POSSESSION		
3a	First	Residential	45 sq m	(484 sq ft)	INDIVIDUALS	6 month AST from 10/10/2013 (1)	£10,080
1b	Second	Residential	40 sq m	(430 sq ft)	VACANT POSSESSION		
2b	Second	Residential	45 sq m	(484 sq ft)	INDIVIDUALS	12 month AST from 13/09/2014 (1)	£11,280
3b	Second	Residential	45 sq m	(484 sq ft)	VACANT POSSESSION		
Total			477.29 sq m	(5,135 sq ft)			£21,360 (With Vacant Possession of 4,167 sq ft)

(1) The tenant is holding over.

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Key Details

- Substantial freehold building on the A40 adjacent to the Hoover Building
- Comprises a triple fronted retail unit with 6 residential maisonettes on upper floors
- Two maisonettes let on ASTs
- Asset management/development potential (subject to consents)
- VAT-free investment

On behalf of a Major Bank

Location

Miles: 10 miles north-west of Central London
Roads: A40, M4 (Junction 2), M25 (Junction 16)
Rail: Perivale Underground (Central Line)
Air: Heathrow Airport

Situation

Perivale is a busy and popular suburb of the London Borough of Ealing. The property occupies a prominent position, set back from the A40, adjacent to the landmark Hoover Building. Perivale Underground is a five minute walk away, which is well connected by the Central Line, providing access to Oxford Circus in approximately 28 minutes. The Hoover building has been converted to provide 66 luxury apartments with a Tesco superstore and Costa Coffee at ground floor level. Other nearby occupiers include Royal Nawaab restaurant and banqueting suites, Premier Inn, Mylett Arms (Greene King pub and carvery) and BP service station with M&S Simply Food.

Description

The property comprises a triple fronted ground floor retail unit (former bank) which benefits from return frontage, together with six self-contained one bedroom maisonettes arranged over first and second floors. Each maisonette comprises two rooms, a kitchen and bathroom and also benefits from patio areas to the rear at first and second floor levels. Photographs of the residential accommodation can be provided upon request.

Tenure

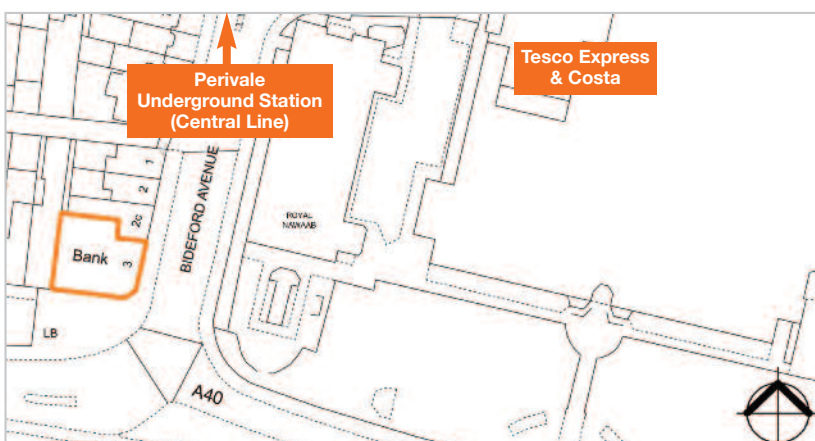
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available at acuitus.co.uk



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