

Lot 41, 11a Devonshire Road, Chiswick, London,

W4 2EU

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

London Freehold Retail and Residential Investment

- Comprising Ground Floor Retail Unit with Two x 2 Bedroom Flats
- Prominent Corner Location in Popular West London Suburb
- Close to Chiswick High Road (A315) and Chiswick Common
- Highly Popular Retailing Location
- VAT Free Investment
- Nearby Occupiers Include Waterstones, M&S Food, Planet Organic, Joe & The Juice and Gourmet Burger Kitchen.

Lot

41

Auction

3rd November 2022

Rent

£59,800 per Annum Exclusive
Plus Vacant Flat

Sector

High Street Retail/Residential

Status

Available

On the Instructions of Receivers

Auction Venue

Live Streamed Auction

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

Chiswick Park Underground (District Line), Stamford Brook Underground (District Line), 1.5 miles west of Hammersmith Overground and Underground (Circle/Hammersmith & City Lines)

Air

London Heathrow Airport, London Gatwick Airport, London City 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 Road including Waterstones, M&S Food, Planet Organic, Joe & The Juice and Gourmet Burger Kitchen. Chiswick High Road is also home to the highly popular Chiswick Flower Market and Chiswick High Road Antique and Vintage Market.

Tenure

Freehold.

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. There is a storage unit to the rear of the property. (4)

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability. The Special Conditions of Sale provide for the Buyer to pay to the Seller an additional 1% of the purchase price + VAT.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Reversion |
|--|-------------|----------------------------|-----------------------------|-----------------------------------|---------------------------------|----------------|------------|
| Ground | Retail | 68.00 | (733) | FORDEL LIMITED t/a Lark (1) | 10 years from March 2022 (2) | £40,000 | March 2032 |
| First | Residential | 2 Bed Flat | | VACANT POSSESSION | | | |
| Second | Residential | 2 Bed Flat | | INDIVIDUAL | 12 month AST from 20/11/2021 | £19,800 | |
| Rear Lock up (3) | Storage | - | - | - | - | - | |
| Total Approximate Commercial Floor Area | | 68.00 | (733) (4) | | | £59,800 | |

(1) Lark is a family run independent business providing beautiful products for lifestyle and home operating from 11 stores across south west London. (www.larklondon.com)

(2) The lease provides for a tenant option to determine the lease on the 5th anniversary of the term upon serving 6 months written notice.

(3) There is a storage unit to the rear of the property. Further information can be found within the legal pack.

(4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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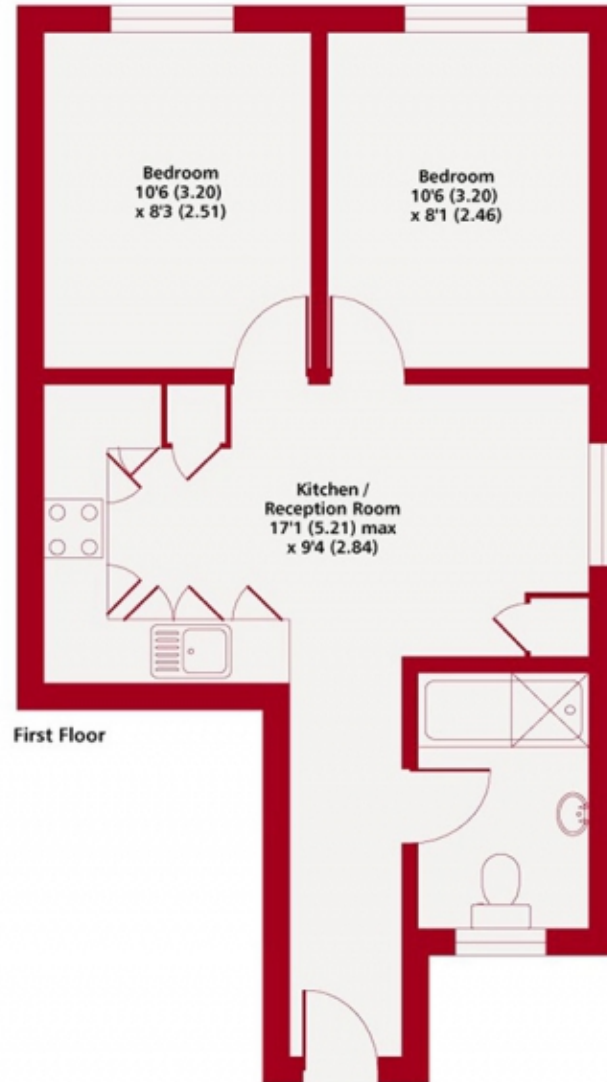
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September 2020