For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)





Freehold Commercial, Residential & Development Opportunity

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### **Property Information**

#### Freehold Commercial, Residential & Development Opportunity

- 150 yards from Rayners Lane Underground station (Piccadilly and Metropolitan Line)
- Includes vacant shop on ground, lower ground and basement floors
- Large separately-accessed 3-bed maisonette above, let on AST, accessed from front
- Maisonette approximately 1,006 sq. ft.
- Includes parking for about 5 cars to the rear
- Development/Change of Use Opportunities (subject to consents)
- Nearby occupiers include Tesco Express, Sainsbury's, Iceland Supermarket, Costa Coffee and numerous independent retailers and restaurants
- VAT not applicable

#### Lot

3

Auction

Status

Available

**Auction Venue** 

Live Streamed Auction

Rent

£9,600 per Annum Exclusive (Maisonette) plus vacant shop

Sector

High Street Retail, Residential, Development

On the Instructions of Dignity Funeral Directors

#### Location

Miles16 miles north-west of Central LondonRoadsA40, A404, A406, M25RailRayners Lane (Piccadilly and Metropolitan Line)AirLondon Heathrow Airport, London Luton Airport

#### Situation

The property is prominently situated in an established retail parade, on the west side of Rayners Lane, 150 yards from Rayners Lane Underground station (Piccadilly and Metropolitan Line). Nearby occupiers include Tesco Express, Sainsbury's, Iceland Supermarket, Costa Coffee and numerous independent retailers and restaurants.

#### Tenure

Freehold.

#### EPC

The EPC will be available to view online in the solicitor's legal pack.

#### Description

The property comprises a shop arranged on the ground, lower ground and basement floors, with a separately-accessed 3-bed maisonette on the first and second floors, accessed from the front. The property benefits from parking for about 5 cars to the rear.

#### VAT

VAT is not applicable to this lot.

#### Viewings

There will be two accompanied viewings on Friday 29/11/2024 and Friday 6/12/2024, both from 10am to 11am. If you would like to inspect, please confirm your attendance with your name and mobile number to alexander.auterac@acuitus.co.uk.

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### acuitus Real Estate Auctioneering & Investment

### Tenancy & Accommodation

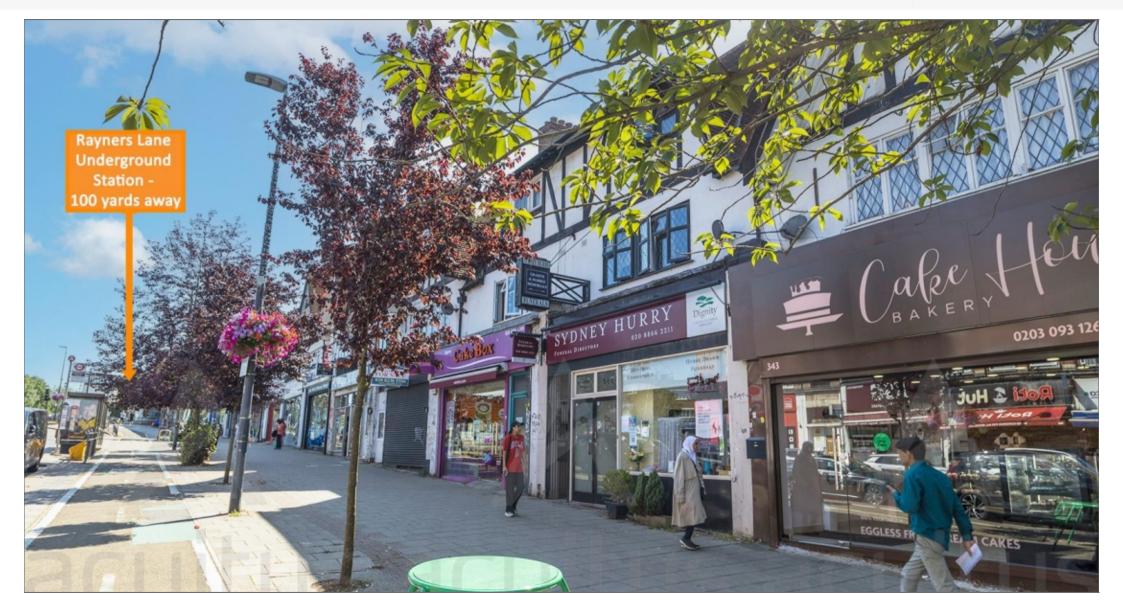
Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground Lower Ground Basement	Retail/Ancillary Ancillary Ancillary	47.57 19.32 54.44	(512) (208) (586)	VACANT	-	-
First Second	Residential - 3-bed maisonette	48.63 44.87	(523) (483)	AN INDIVIDUAL	6 month AST from completion at £800 pcm	£9,600
Total		214.83	(2,312)			£9,600

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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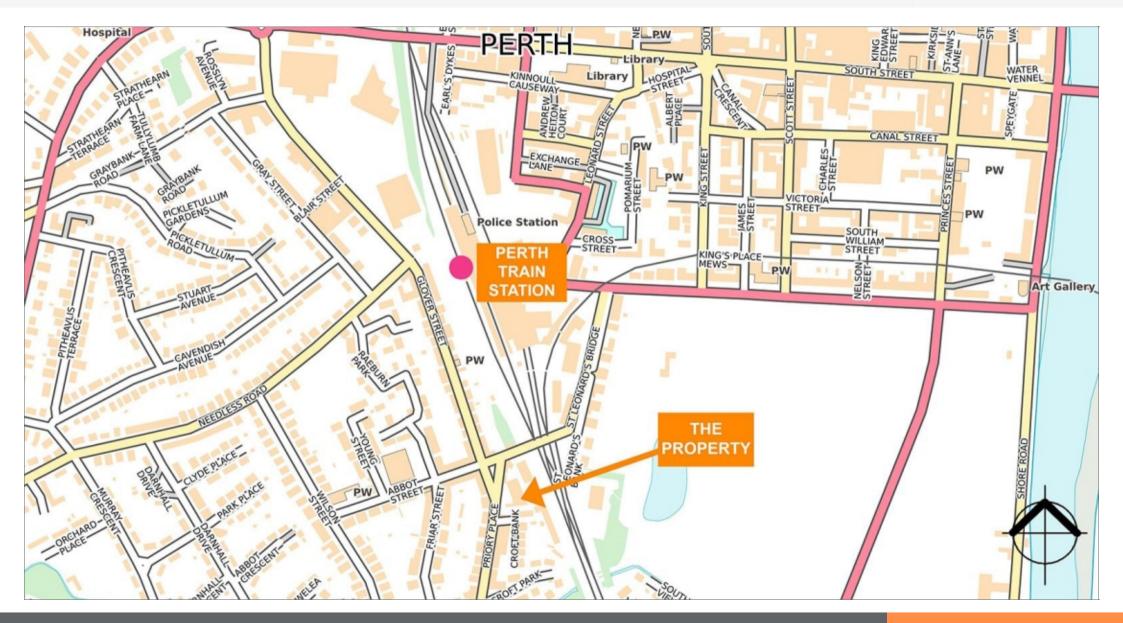




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### Contacts

Acuitus

Seller's Solicitors

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk Shoosmiths LLP 103 Colmore Row Birmingham B3 3AG

Harriet Gallot +44 (0)370 086 4134 harriet.gallot@shoosmiths.com

Connor Walton +44 (0)370 864 161 connor.walton@shoosmiths.com

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