

720 Uxbridge Road (A4020), Hayes Middlesex UB4 0RX

lot 9

Virtual Freehold Retail Investment

- Ground Floor let to Done Brothers (Cash Betting) Ltd, t/a Betfred, until 2022
- Prominent position on the busy Uxbridge Road (A4020) some 500 metres from Lombardy Retail Park
- Nearby occupiers include Abbey Bank, Coral Betting Shop, KFC and Nationwide
- Six Week Completion Period Available

Rent
£42,500
per annum
exclusive



On the instructions
of J Pitt and B Moon
acting as Joint Fixed
Charge Receivers



Location

Miles: 15 miles west of Central London
5 miles north of Heathrow
7 miles east of Slough
Roads: A40, A312, M4 (Junction 3), M25 (Junction 15)
Rail: Hayes & Harlington Rail Station
(direct to London Paddington approximately 18 minutes)
Air: London Heathrow

Situation

The property is situated in a prominent position on the busy Uxbridge Road (A4020) some 500 metres from Lombardy Retail Park. Nearby occupiers include Abbey Bank, Coral Betting Shop, KFC and Nationwide.

Description

The property comprises a ground floor betting shop and ancillary accommodation.

Tenure

Virtual Freehold. Held for a term of 999 years from 29th September 1994 until 28th September 2993 at a peppercorn rent.

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 any in relation to VAT, can be given. The Law of Property Act Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	11.94 sq m (1,205 sq ft)	DONE BROTHERS (CASH BETTING) LTD (t)	15 years from 24/05/2007 until 23/05/2022 on a full repairing and insuring lease	£42,500	24/05/2012 and 24/05/2017
Totals		11.94 sq m (1,205 sq ft)			£42,500	

(1) For the year ending 28th March 2010, Done Brothers (Cash Betting) Limited reported a turnover of £3,502,057,000, pre-tax profits of £358,000 and a net worth of £35,768,000. (Source: www.riskdisk.com 19/09/2011)

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