

lot 7

68 Uxbridge Road Shepherds Bush, London W12 8LP

Rent
£80,900
per annum
exclusive

Freehold Retail and Residential
Investment

- Shop let to Greggs Plc until 2022
- Two residential flats on upper floors
- Located on the busy Uxbridge Road (A4020)
- Approximately 100 metres from Westfield Shopping Centre
- Nearby occupiers include Costa Coffee, Starbucks, Superdrug and McDonald's
- Six Week Completion Available

On behalf of Joint Fixed Charge
Receivers, Philip Matthews and
Edward Starling



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Location

Miles: 2.8 miles west of Marble Arch
Roads: A40, A4020, M4 (Junction 1 – 2 miles)
Rail: Shepherds Bush Overground and Underground (Central Line)
Air: Heathrow Airport, City Airport

Situation

The property is situated in a prominent position on the north side of the busy Uxbridge Road (A4020) some 35 metres from Shepherds Bush Underground and Overground Station, and less than 100 metres from Westfield Shopping Centre which houses over 300 retailers including Debenhams, Next, Marks & Spencer and House of Fraser. Other nearby occupiers include Costa Coffee, Starbucks, Superdrug and McDonald's.

Description

The property comprises a ground floor retail unit with basement storage/ancillary accommodation and two residential flats on upper floors accessed from the rear.

Tenure

Freehold.

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.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Retail	97.27 sq m (1,047 sq ft)	GREGGS PLC (1)	10 years from 28/09/2012 on a full repairing and insuring lease	£50,000	28/09/2017 (27/09/2022)
Basement	Ancillary/Storage	78.32 sq m (843 sq ft)				
Flat 1	Residential – 2 Bedroom	Not Measured	INDIVIDUALS	12 months AST from 01/06/2012	£14,400 (2)	(01/06/2013)
Flat 2	Residential – 2 Bedroom	Not Measured	INDIVIDUAL	12 month AST from 07/06/2012	£16,500 (2)	(07/06/2013)
Totals		175.59 sq m (1,890 sq ft)			£80,900	

(1) For the year ending 31st December 2011, Greggs plc reported a turnover of £701,088,000, pre-tax profits of £60,500,000 and a total net worth of £198,094,000. (Source: www.riskdisk.com 02/11/2012)
(2) The rent has been annualised.

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