

132 High Street Yiewsley, West Drayton, Middlesex UB7 7BD

lot 29

Freehold Retail/Residential Investment

- Let until April 2019
- Three bedroom maisonette on upper floors
- Prominent High Street location
- Nearby occupiers include Pizza Hut Takeaway, Betfred and Aldi
- 600 metres from West Drayton Rail and future Crossrail stations
- Six Week Completion Period Available

Rent
£18,875
per annum
exclusive



On behalf of
Joint LPA
Receivers
Wedlake Bell

Location

Miles: 2.5 miles south of Uxbridge
4 miles north of Heathrow
16 miles west of Central London
Roads: A408, M25 (Junction 15), M4 (Junction 4)
Rail: West Drayton Rail (25 mins to London Paddington)
Air: London Heathrow

Situation

The property is situated in a prominent High Street position just 600 metres from West Drayton Railway Station and the future Crossrail station. Nearby occupiers include Pizza Hut Takeaway, Belfred and Aldi.

Description

The property comprises a ground floor retail unit trading as an amusement arcade, with a three bedroom maisonette on first and second 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 LPA 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	56.58 sq m (609 sq ft)	INDIVIDUAL (t/a Reels Amusements)	15 years from 19/04/2004 until 18/04/2019 on a full repairing and insuring lease	£18,875	19/04/2014
First and Second	Residential	Not Measured (1) (3 Bed Maisonette)				

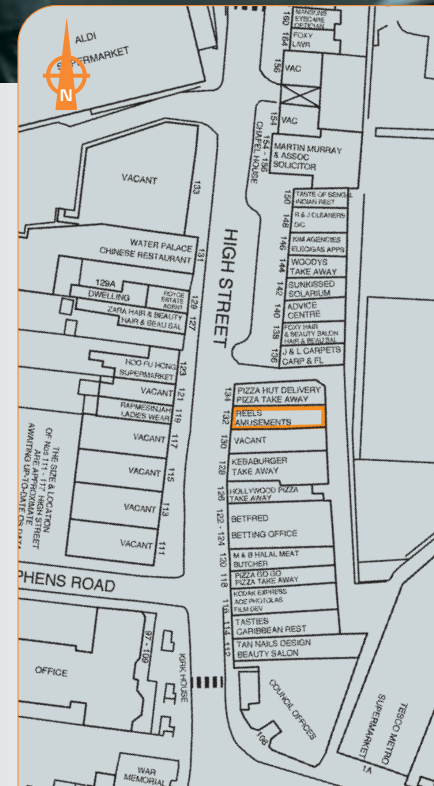
Totals 56.58 sq m (609 sq ft) £18,875 (2)

(1) The tenant has sublet the residential accommodation on a 12 month Assured Shorthold Tenancy to an individual at £900 per calendar month (£10,800 p.a.x.)

For further details please contact:

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