

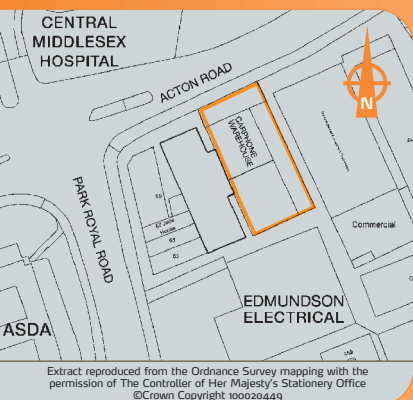
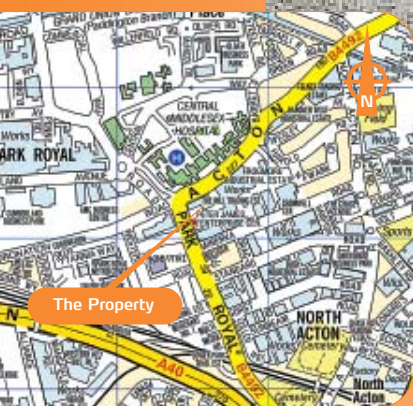
lot 28

247 Acton Lane, Park Royal London NW10 7NR

Rent
£59,500
per annum
exclusive

Freehold Retail Investment

- Majority let to The Carphone Warehouse Ltd
- Strong location within close proximity to an Asda Superstore and Central Middlesex Hospital
- Situated on major Central London industrial park
- Neighbouring occupiers include HSBC, Avis, Subway and NatWest



Location

Miles: 6.8 north-west of London W1
Roads: Major access from A40 Westway and A406 (North Circular Road)
Rail: Park Royal Underground (Piccadilly Line)
Air: Heathrow Airport

Situation

Park Royal is London's largest industrial and business park covering 650 hectares (1,606 acres). The property is on the south side on the important thoroughfare of Acton Lane (B4492) between an Asda Superstore and the Frogmore Industrial Estate, opposite the modern Central Middlesex Hospital. Nearby occupiers include HSBC, Avis, Subway and NatWest.

Description

The property comprises GROUND FLOOR RETAIL ACCOMMODATION and self-contained MOTOR TRADE WORKSHOP which is accessed separately from Acton Lane.

Tenure

Freehold.

VAT

VAT is not applicable on this lot.

Note

The purchaser will pay 1% plus VAT of the purchase price towards the Vendor's sales costs.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversions
Ground	Retail	225.61 sq m	(2,428 sq ft)	THE CARPHONE WAREHOUSE LIMITED	5 years from 23/07/2008	£31,000	22/07/2013
Forecourt	Parking Spaces						
Ground Floor Rear	Workshop	345.85 sq m	(3,722 sq ft)	SALA GLOBAL LIMITED	5 years from 02/10/2008	£28,500	30/09/2013
Totals		571.46 sq m	(6,216 sq ft)			£59,500	

(i) The Carphone Warehouse Ltd operates from approximately 800 branches in the UK and is the largest independent mobile phone retailer in the world with 2,400 stores across 10 countries. (www.carphonewarehouse.com)

For further details please contact:

John Mehtab
 Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
 Email: john.mehtab@acuitus.co.uk

Harry Woolley
 Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.
 Email: harry.woolley@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Hamblins
 Roxburghe House, 273-287 Regent Street
 London W1B 2AD.
 Tel: +44 (0)20 7355 6000 Fax: +44 (0)20 7518 9111.
 Email: cmaxwell@hamblins.co.uk
 Ref: Charles Maxwell.