

lot 24

Barclays Bank, 149/153 Chiswick High Road Chiswick, London W4 2EA

Rent
£206,979.64
per annum
exclusive
subject to
Note (4)
opposite

Freehold Retail/Residential Investment

- Majority let to Barclays Bank plc until 2026 (subject to option)
- Rent review in 2011 (Barclays)
- Nearby occupiers include Millets, Oddbins and Chez Gérard
- Affluent West London suburb



On behalf of
Peter Welborn
and Nigel Mattress
– Joint LPA Receivers



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Location

Estimated District Population: 222,600 (Hounslow)
Miles: 3.5 miles north-east of Richmond
6 miles west of London's West End
Roads: M4, A4, A315, A40
Rail: Turnham Green Underground (District Line)
Air: Heathrow Airport

Situation

The property is prominently located on the corner of Chiswick High Road and Annandale Road, opposite Turnham Green Terrace. Nearby occupiers include Chez Gérard and Strada.

Description

The property comprises a BANKING HALL on the ground floor with MEETING ROOMS and OFFICE ACCOMMODATION to the rear.

The first floor comprises a RESIDENTIAL FLAT with a RESIDENTIAL FLAT and OFFICE ACCOMMODATION on the second floor.

Tenure

Freehold and two Long Leasehold titles granted out of the Freehold title being offered for sale.

VAT

VAT is not applicable to this lot.

NB. This property is being marketed 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

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
149/153 Chiswick High Road	Basement Ground	Strong Room Banking Hall	52.90 sq m 223.40 sq m	(569 sq ft) (2,404 sq ft)	BARCLAYS BANK PLC (1)	20 years from 09/11/2006 until 2026 on a full repairing and insuring lease (2)(3)	£150,000 25/03/2011
149A	First	Residential Flat	Not Measured	INDIVIDUAL	Assured Shorthold Tenancy for 12 months from 02/05/2010 (5)	£18,459.60 (4)	
149B	Second (Part)	Residential Flat	Not Measured	INDIVIDUAL	Assured Shorthold Tenancy for 24 months from 12/06/2009	£13,520.04 (4)	
151-153	Second (Part)	Office	78.80 sq m	(848 sq ft) SARAH AUSTIN (t/a Austins Solicitors)	Until 29/09/2017	£25,000	
Total Approx Commercial Area			355.10 sq m (3,821 sq ft)		£206,979.64		

(1) For the year ending 31st December 2009, Barclays Bank plc reported a turnover of £31,182,000,000, pre-tax profits of £4,559,000,000 and a net worth of £47,130,000,000. (Source: www.riskdisk.com 10/06/2010) (2) The lease is subject to a tenant's option to determine the lease on the 15th anniversary of the term. (3) The lease is subject to a schedule of condition. (4) As to the Assured Shorthold Tenancies, the rents shown above have been annualised. (5) The tenant is currently holding over.

For further details please contact:

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Viewings:

There will be only **one viewing date**, interested parties must register their details with the Auctioneers and provide identification on site. Please contact Martin Szamfeber.
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Solicitors:

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