

## Lot 37

184–188 Goldhawk Road,  
Shepherds Bush, London W12 9NS  
**GUIDE PRICE: £250,000**



### VIRTUAL FREEHOLD INVESTMENT COMPRISING OF FOUR LOCK UP SHOPS

This virtual freehold investment consists of four lock-up shops, three of which are let to local covenants and one unit being vacant. The properties occupy the ground floor of a building called Melville Court that consists of various residential flats and is located on a busy thoroughfare that connects Shepherds Bush to Hammersmith Broadway. The three let units are currently producing an overall income of £23,240 pa and the small vacant unit in our opinion has an estimated rental value of £4,000 pa. The let units are all let on full repairing and insuring leases. We understand that VAT is applicable to this lot.

#### TENURE

999 years from 25th March 1997 at a Ground rent of £100pa

#### LEASE SCHEDULE

184 let for a period of 12 years from 1st June 2006 at £6,500 per annum plus VAT rising by 10% every 2 years.

184a let for a period of 12 years from 25th March 2003 at a rent of £3,800 plus VAT.

186a/188/188a let for a period of 12 years from 23rd February 2006 at a rent of £11,750 plus VAT rising 10% every two years.

#### LOCAL AUTHORITY & TAX RATING

Hammersmith & Fulham Council 020 8748 3020

Rateable Values: 184: £3,800 184a: £4,450 186: £2,225 186a: £2150 188: £7,400

**VENDORS SOLICITORS** Refer to auctioneers

**VIEWING TIMES** By appointment through the Auctioneers

#### JOINT AUCTIONEERS

Russell Lewis 020 8953 1412 [www.russelllewis.co.uk](http://www.russelllewis.co.uk)

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

## Lot 38

76 The Crescent, Harlington,  
Middlesex UB3 5NB  
**GUIDE PRICE: £120,000**



### TWO DOUBLE BEDROOM FIRST FLOOR GARDEN MAISONETTE IDEAL FOR INVESTMENT

This well presented first floor maisonette is situated in an excellent residential location within 1 mile of Heathrow London Airport and within walking distance of Harlington village. The property benefits from double glazed windows and gas-fired central heating and is being sold with the benefit of full vacant possession. The property will be of interest to owner/occupiers and investment purchasers.

#### ACCOMMODATION

Own front door, stairs to first floor landing, living room 16'9" x 13'4", kitchen 7'9" x 7'3", bedroom one 11'3" x 9'6", bedroom two 12' x 8'2", shower room, front garden and own rear garden extending to approximately 80'

#### TENURE

Leasehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

Council Tax Band: C

#### VENDORS SOLICITORS

Elizabeth Moffitt, Lawrence Hamblin

9 – 1 Greys Road, Henley

Oxon RG9 1SB

01491 411884

#### VIEWING TIMES

By appointment through the Auctioneers

#### JOINT AUCTIONEERS

Charrison Davies, 208 Manor Parade, High Street,  
Harlington, Middlesex UB3 5DS 020 8897 1688



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN