

Lot 25

By Order of the Executors

Units 11 & 17 Balfour Business Centre, Balfour Road, Southall, Middlesex UB2 5BD

GUIDE PRICE: £450,000



FREEHOLD WAREHOUSE UNITS WITH INVESTMENT INCOME OF £37,140pa

These adjoining warehouse units form part of an established commercial business park primarily located for road links to London, Heathrow and the M4, M25 and M3 motorways. We understand that the units have been let leases to the current tenants for a number of years, although they have now expired and each tenant is holding over on a licence agreement. The total income is in the order of £37,140 and the buildings are sold with the benefit of this investment income. There are three tenants of which one occupies part of both warehouses.

ACCOMMODATION AND LEASE DETAILS

Unit 11 occupying ground and mezzanine floors, overall 1409 sq ft; **Unit 17** occupying ground and mezzanine floors, overall 1890 sq ft; **Licence one:** CDM Marble & Granite from 26/07/10 at a rent of £12600pa;

Licence two: Brems Foods UK Ltd from 01/08/10 at a rent of £10740pa; **Licence three:** Rayitson Communications Ltd from 01/08/10 at a rent of £13800pa

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

Rateable Value for Unit 11 is £7300 and Unit 17 is £12000

VENDOR'S SOLICITORS

Mr S Khabanda, David Shine & Khabanda, 8a South Road, Southall, Middlesex UB1 1RT 0208 571 6001

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS:

Woodend Estates, Studio 10, Hayes Business Studios Hayes Campus, Off Coldharbour Lane Hayes, Middlesex UB3 3BB



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN