

Lot 33

1 The Broadway, Hanwell,
London W7 3SS

GUIDE PRICE: £425,000



STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■

FREEHOLD INVESTMENT LET TO LADBROKES PLC

This three storey linked end terrace building occupies a prominent location adjacent to Hanwell Clock Tower. The ground floor premises are let to Ladbrokes PLC on a 15 year full repairing and insuring lease from 22 September 2006 at a rent of £25,000 pa with 5 yearly rent reviews. The upper parts consist of three flats all sold on 125 year leases producing ground rent income of £250 pa each (£750 pa in total). Ladbrokes Plc are one of the UK's leading bookmakers who we understand have over 2000 branches in the country. The property offers an excellent investment opportunity.

ACCOMMODATION

Gross frontage 18', net frontage 15'9"
Ground floor overall: 127 sq ft including canopy
Overall approx 1127 sq ft

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 020 8825 5000
Adopted Rateable Value: £11,250

VENDORS SOLICITORS

Mr K Dhaliwal, Simon & Co, 28 South Road
Southall, Middlesex UB1 1RR. Tel: 0208 571 3883.

VIEWING TIMES

By appointment through the Auctioneers