

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

INVESTMENT FOR SALE

GROUND FLOOR SALE & LEASEBACK

→ 1,590 SQFT



**21-23 HIGH STREET
WEST DRAYTON
MIDDX
UB7 7QG**

- WELL ESTABLISHED COVENANT
- PROMINENT POSITION



DESCRIPTION

Designed by award-winning architects, Lewandowski Willcox and completed in 2016 this new apartment development included ground floor High Street units with A1/A2 use.

The units for sale is two of those ground floor units.

FLOOR AREAS

Ground Floor Total: 1590 sqft
1 demised car space (two cars park)

LOCATION

Situated in one of West Drayton's most desirable locations alongside the Grand Union Canal and just moments from West Drayton station (Elizabeth line) and further shops.

TERMS

The property will be sold and leased back by Charles Cameron Residential Limited for 15 years on a Full Repairing & Insuring lease which will incorporate a Tenant's opportunity to Break on the 5th and 10th anniversaries. There will be an upward only rent review after 5 years and the commencing rent will be £50,000 pa exclusive of all other outgoings including rates and service charges shown.

Privately owned and run, proudly independent and with an enviable reputation, the Cameron Group is a

multiaward-winning estate agency and lettings management company.

With over 30 years' experience in the West Drayton, Uxbridge and wider Middlesex area, the team at Cameron has extensive expertise in buying, selling, letting and renting property. Cameron also provides advice on land and new homes and benefits from its own dedicated in-house property management team, offering unparalleled professionalism combined with exceptional personal service.

The property is held on two long leasehold interests from November 2016 and therefore each has 116 years unexpired.

Offers are sought in region of £625,000 for the long leasehold interests.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

RATES

The rateable value for 21 and 23 High Street is shown as £43,750

SERVICE CHARGES

Services charges for each unit for the six months to end June 25 are £708.33 and £574.87.

VAT

The property has been elected for VAT. The proposed transaction structure, a sale and leaseback, means the sale cannot be treated as a transfer of a going concern (TOGC) therefore VAT will be payable on the purchase price.

GROUND RENT

The ground rent for each unit from 01/07/25 to 31/12/2025 is £147.50.

EPC

Energy Performance Asset Rating:

21 High Street A21
23 High Street A19

AML

A successful bidder will be required to satisfy all requirements when heads of terms are agreed.

VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 619898
or by email
mark@rose-williams.co.uk



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Not to Scale for identification purposes only



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