

## Stanwell

63, 65 & 73 Clare Road  
Staines-upon-Thames  
Middlesex  
TW19 7QW

- Freehold Shop, Veterinary Surgery and Residential Investment
- Comprising two shops and a self-contained flat
- Tenants include Martins Retail Group Ltd and Willett House Vets Ltd
- Forms part of an established shopping parade in a busy west London suburb
- Close to both Heathrow and the M25
- No VAT applicable
- Rent Reviews from 2018
- Total Current Rents Reserved

**£18,200 pa**



### Tenure

Freehold.

### Location

Stanwell is a busy West London suburb situated immediately to the south of Heathrow Airport, 1 mile to the east of the M25 (Junction 4) and 2 miles north-west of Staines-upon-Thames.

The property is situated on Clare Road, close to its junction with Viscount Road, in a modern residential area in a parade of similar shop units.

Occupiers close by include The Post Office, Coral and Sainsbury's Local (opposite), amongst a number of other local traders.

### Description

The property is arranged on ground and one upper floor to provide two ground floor shops with a self-contained flat above, access to which is from the side/rear.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop 63 & Flat 73	Martins Retail Group Ltd (1)	Gross Frontage 4.80 m (15' 9") Net Frontage 4.35 m (14' 3") Shop Depth 10.25 m (33' 7") Built Depth 12.40 m (40' 8") First Floor flat comprising 3 Rooms, Kitchen, Bathroom/WC (3)	10 years from 03.12.2014 Rent review every 5th year FR & I Tenant option to determine 2019	£10,700 p.a.	Rent Review 2019
Shop 65	Willett House Vets Ltd (2)	Gross Frontage 4.75 m (15' 7") Net Frontage 4.00 m (13' 2") Shop Depth 6.80 m (22' 4") Built Depth 13.80 m (45' 4")	10 years from 26/07/2013 Rent review every 5th year FR & I Tenant option to determine 26.07.18	£7,500 p.a.	Rent Review 2018

(1) For the financial year ended 24th November 2013, Martins Retail Group reported a turnover of £302.383m, a pre-tax profit of £10.325m, shareholders' funds of £93.437m and a net worth of £88.638m. (Source: riskdisk.com 09.09.2015).

(2) The new Stanwell surgery opened in March 2014 and provides veterinary care for Stanwell village and neighbouring towns such as Bedfont, Stanwell Moor, Calnbrook, Longford and Poyle. [www.willettshouse.co.uk](http://www.willettshouse.co.uk)

(3) Not inspected by Allsop, accommodation details provided by the Vendor.

**Total £18,200 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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