

**411 Greenford Road
Greenford
UB6 8RF**



RETAIL/RESIDENTIAL INVESTMENT

Potential for owner occupier

FOR SALE

Existing Building Area 2,037 Sq. ft (189.3 Sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW1 6UQ

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Location

Greenford is located within the London Borough of Ealing approximately 10 miles to the west of Central London and three miles of Ealing Town centre. Greenford has good transport links being 0.5 miles south of the A40 which connects directly to the M40 Motorway and then onto the M25.

The building is prominently located on the Greenford Road close to the A40 intersection.

Description

The mid-terraced property is arranged over ground and two upper floors.



The property has recently been extended and refurbished to a very high standard. The ground floor has the benefit of an E class commercial use and the upper floors consist of a 3-bedroom flat. The ground floor is currently being used as a launderette and benefits from LED lights, concrete floor, two kitchenettes, comfort cooling and heating and a ventilation system. There is also external yard with shared access.

The first floor consists of a large lounge and open plan kitchen. There is also a bathroom and a bedroom. The second floor consists of two further bedrooms and a bathroom. There is potential to expand the first floor subject to planning. The specification is high including fully fitted kitchen, LED lights, timber floors etc.

The building has the following approximate floor area: -

Floor	Sq. Ft	Sq. M
Ground	1,004	93.5
First Floor	560	51.9
Second Floor	473	43.9
Total	2,037	189.3



Leases

The ground floor is being used as a Launderette. The owner of the property is happy to take a new effective full repairing and insuring lease for a term of 20 years with 5 yearly upward only rent reviews at £21,600 per annum exclusive.

The owner of the property is happy to take a new one-year license on the flat at £21,600 per annum exclusive.

Therefore, a total rent of £43,200 per annum exclusive.

Alternatively, the building can be sold with vacant possession.

Business Rates

The retail unit has a rateable value of £7,400.

The flat has a Council tax band of B.

EPC

The building has an energy performance certificate of C72.

Tenure

Freehold.

Proposal / Price

Offers are sought in the region of £795,000 plus VAT subject to the leases. A deal with vacant possession maybe possible,

Anti Money Laundering

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Further Information

For further information please contact sole agents:

Michael Rogers LLP
020 8332 7788

Niall Christian
07780 678684
niall.christian@michaelrogers.co.uk

Harry Deacon-Jackson
0759 910 7005
harry.dj@michaelrogers.co.uk

Subject to Contract May 2023

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