

London W4 **199 Southfield Road** **Chiswick** **W4 5LB**

- **Freehold Vacant Shop and Residential Ground Rent Investment**
- Prosperous South London location
- Comprises shop which has expired consent for a one bedroom flat (2)
- Asset management opportunity
- VAT not applicable
- Total Current Rents Reserved
£250.00 pa
plus vacant ground floor shop



Tenure
Freehold.

Location
The affluent West London suburb of Chiswick is located approximately 6 miles to the west of Central London, within the London Borough of Hounslow. Chiswick benefits from excellent communications, with Chiswick High Road (A315) and the A4 providing links to the North Circular Road (A406) and the M4 Motorway. The property is prominently situated at the corner of Southfield Road and Acton Lane and forms part of an established parade. The property is approximately 0.5 miles from both Acton Central and South Acton Rail Stations and is under a mile from Turnham Green Underground Station. Occupiers close by include a large number of local traders.

Description

The property is arranged on ground and one upper floor to provide a retail unit arranged on the ground floor. The first floor is arranged as a residential unit, which has been sold off on a long lease.

Planning (2)

Planning consent (ref: P8/2014/1915) was granted in June 2014 for conversion to a residential unit (1 x one bedroom flat). The consent has now expired. All enquiries should be referred to Ealing Council (website: www.ealing.gov.uk).

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Vacant	Ground Floor 60.60 sq m (652 sq ft) Not inspected by Allsop. Areas sourced from VOA Website			
First Floor	Individual	One Bedroom Flat	125 years from 01.01.2013 Rent doubling after 75 years	£250 p.a.	

Total £250 p.a.

