

**Northolt**  
**18 Mandeville Road,**  
**Middlesex**  
**UB5 5BJ**

- **Freehold Mid Terrace Building**
- Arranged to provide a Shop Unit, Three Self-Contained Flats and a Storage/Office Unit
- Shop Unit subject to a Long Lease
- Three Flats and Storage/Office Unit Vacant
- Possible Potential for Extension/Conversion of Storage Unit to provide either a Larger Ground Floor Flat or a Further Flat, subject to obtaining all necessary consents

**Majority Vacant**

**To View**

The property will be open for viewing every Monday and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**

Messrs Courtney Smith & Co  
(Ref: Mr S Dabrera).  
Tel: 020 8868 7636.  
Email: [sumith@courtneysmithsolicitors.co.uk](mailto:sumith@courtneysmithsolicitors.co.uk)

**INVESTMENT/MAJORITY VACANT – Freehold Building**



**Tenure**

Freehold.

**Location**

The property is situated on the north-west side of Mandeville Road (A312) to the south of its junction with Kingsmead Drive. An extensive range of shops, bars and restaurants is available in the area, whilst Harrow, Wembley and Southall are all accessible to the north, east and south respectively. Northolt Underground Station lies around 500 metres away and provides direct Central Line services across Central London. The nearby A40 provides a route into Central London and on to the A406 (North Circular Road) to the east and onto both the M40 and M25 (Orbital) Motorways to the west. The open spaces of both Islip Manor Park and Northolt Park are close at hand.

**Description**

The property comprises a mid terrace building arranged over ground and two upper floors. Internally, the property is arranged to provide a shop unit, one self-contained flat and a storage/office unit on the ground floor together with two further self-contained flats within the upper parts. There is an outside WC with wash basin within the rear yard.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out opposite.

**Planning**

Local Planning Authority: Ealing Council.  
Tel: 020 8825 6600.  
The storage/office unit may afford potential for extension/conversion to provide either a larger ground floor flat or a further flat, subject to obtaining all necessary consents.

Flat	Floor	Accommodation	GIA Approximately	Terms of Tenancy	Current Rent Reserved £ p.a.
Retail Unit	Ground	N/A	–	Subject to a Long Lease for a term of 999 years from 10th September 2008	Peppercorn
Flat 1	Ground	Studio Room with Kitchen off through to Shower Room with WC/wash basin	23 sq m (278 sq ft)	Vacant	–
Storage/Office Unit	Ground	Store/Office measuring approximately 4.9m x 1.95m		Vacant	–
Flat 2	First	Bedroom through to Open Plan Reception Room with Kitchen Area and Bathroom with WC and wash basin off	36 sq m (388 sq ft)	Vacant	–
Flat 3	Second	Bedroom through to Open Plan Reception Room with Kitchen Area and Bathroom with WC and wash basin off	40 sq m (431 sq ft)	Vacant	–

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.