

Greenford

259 Oldfield Lane
North
Middlesex
UB6 8PX

- Freehold Shop and Residential Investment
 - Comprising a shop and self-contained flat
 - Located in established neighbourhood parade
 - 40m from Greenford Rail/ Underground Station
 - Shop Reversion 2023
 - No VAT applicable
 - Current Rent Reserved
- £27,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Greenford is a densely populated suburb of West London located between the A40 Western Avenue and Uxbridge Road, some 9 miles west of Central London.

The property is situated in an established neighbourhood parade on west side of Oldfield Lane North, between its junctions with Station Approach and Hill Rise. The property is some 40 metres from Greenford Rail (West Ealing, 11 minutes) and Underground (Central Line) Station.

Occupiers close by include William Hill and Tesco Express, amongst a range of local traders. The property is also some 240 metres from Westway Shopping Park which is home to TK Maxx, Boots, New Look, Next, Hobbycraft, WH Smith, Sports Direct, McDonald's, Costa and Subway, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop currently trading as a fast food restaurant with a self-contained one bedroom flat above. There is a service area to the rear. Please note there is an element of flying freehold over the alleyway leading to the rear yard.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
259	Gurbons Singh Sangha (t/a Pizza Bites)	Gross Frontage 4.68 m (15' 4") Net Frontage 3.96 m (13' 0") Shop Depth 11.27 m (36' 11") Built Depth 17.40 m (57' 1") Ground Floor (NIA) 59.45 sq m (640 sq ft)	15 years from 01.12.2008 Rent review every 5th year FR & I	£16,000 p.a.	Reversion 2023
259A	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 26.08.2018	£11,000 p.a. (annualised)	Reversion 2019

Total £27,000 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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