



GREENFORD
INVESTMENT FOR SALE



A unique opportunity to acquire a freehold shop containing

:

- Ground floor shop currently let to Ladbrokes/Coral
 - Ground floor studio-let separately
 - First floor flat –let as separate rooms
 - Rear yard let separately

OIRO £1,775,000



Accommodation

The property comprises ground floor shop Rear studio area, first and second floor flat and rear yard of c 2,500 sq ft

Location

The property is located on the Greenford Road, North of the A40

<https://tinyurl.com/y6vutthz>

Tenancy

TENANCY

FLOOR TENANT RENT PER ANNUM

Top Floor Mr V Ward £11,078.16 Top Floor Mr C Ward £ 6,600.00

Top Floor Mr P Neale £ 6,000.00 First Floor Ms A Kachel / Mr Paszek
£11,460.00

Rear Studio £ 9,900.00

Ground Shop Coral £20,000.00

Rear Yard Mr A Khelegi £16,800.00

TOTAL RENTAL INCOME £81,838.16 PA

Price

Our client is seeking offers in the region of £1,775,000

VAT

Vat is not included in the price, we are waiting to see if there is VAT payable, offers should be made on the basis that VAT may be payable

Tel 020 8861 4545

www.clivelawrenceandco.co.uk

Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract. Please note that these are approximate gross dimensions and do not allow for space unusable because of staircases or other intrusions. These details are based on information supplied by a third party, Clive Lawrence & Co have not inspected this property.