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GREENFORD ROAD, GREENFORD, UB6 0HY
£749,950 Freehold

**to include the goodwill, fixtures, fittings and equipment
of the existing beauty business, established since 2000**



FOR SALE- A SUBSTANTIAL THREE STOREY FREEHOLD PROPERTY

**Ground floor shop premises (550 sq.ft approx./51.1.m.)
&
Self-contained, split level, three bedroom residential upper part**

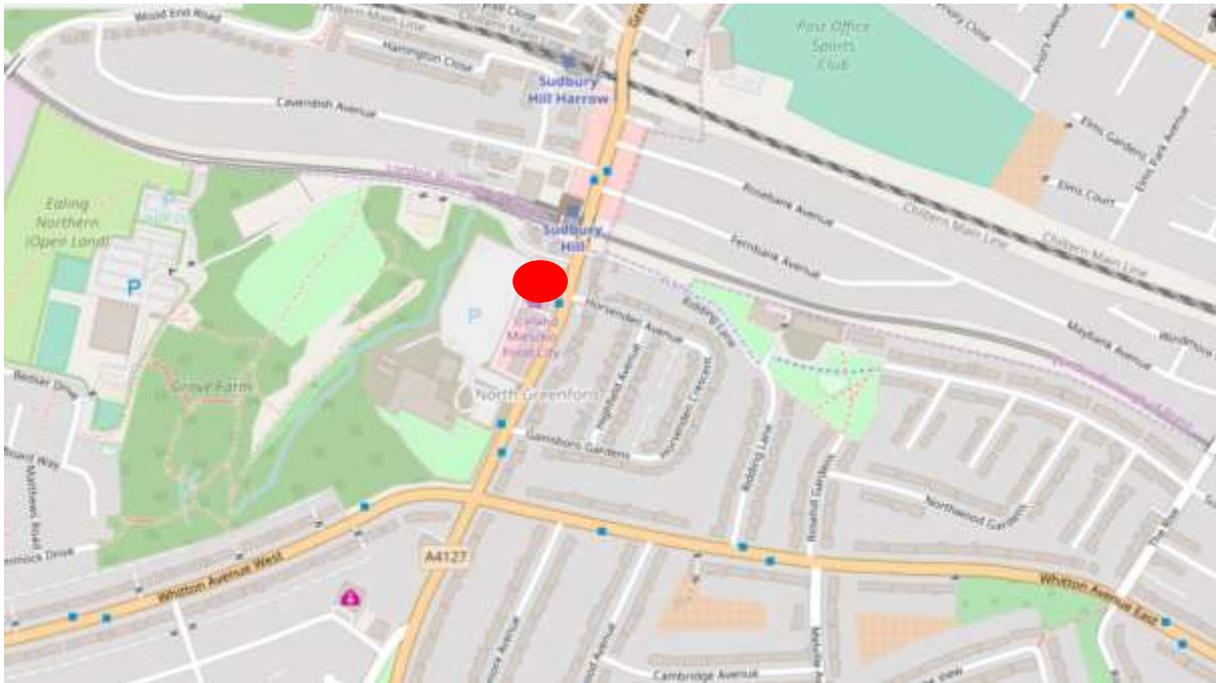
Set behind a service road, which includes Barclays Bank & Iceland, the property is located in a busy main road secondary trading position serving a substantial residential area within a few yards from Sudbury Hill Piccadilly Line station (Zone 4), Sudbury Hill Harrow Chiltern Line station and bus routes.

*** MAIN ROAD TRADING POSITION ***

*** REAR YARD WITH POTENTIAL TO EXTEND (previous consent lapsed) * REAR PARKING ***

*** SPACIOUS, SELF CONTAINED SPLIT LEVEL THREE BEDROOM MAISONETTE ***

*** NO UPPER CHAIN ***



DESCRIPTION

The Subject Property comprises a three storey terrace building featuring:

A ground floor A1 lock up shop premises from which the Vendor has been running an established beauty salon business since 2002. The shop features a beauty salon to the front, two inner partitioned private treatment rooms, beyond which is a store and kitchenette area plus a rear wc, with store off.

The spacious self-contained residential maisonette is accessed via an external rear staircase and is arranged over 1st & 2nd floors, comprising 3 bedrooms, 1 reception room, kitchen, bathroom and wc, featuring gas central heating and double glazing.

ACCOMMODATION (with approximate dimensions):

GROUND FLOOR SHOP PREMISES

- Internal width 14'
- Built depth approx. 39'
- **Net internal floor area** **550 sq.ft. approx.** **51.1 sq.m approx.**

SPLIT LEVEL RESIDENTIAL UPPER PART

- **1st floor:**
 Kitchen (8'10 x 6'9) (2.67m x 2.02m)
 Bedroom (11'2 x 8') (3.33m x 2.4m)
 1 Reception Room – used as a bedroom- (14'8 x 11') (4.38m x 3.3m)
- **2nd floor:**
 Bedroom (14'8 x 11'6) (4.38m x 3.45m)
 Bedroom (11'3 x 7'6) (3.38m x 2.25m)
 Bathroom and wc

OUTSIDE

- Rear yard (with potential to extend, subject to usual Local Authority consents)
- Rear parking

Ground Floor Shop



Outside



Split level Maisonette

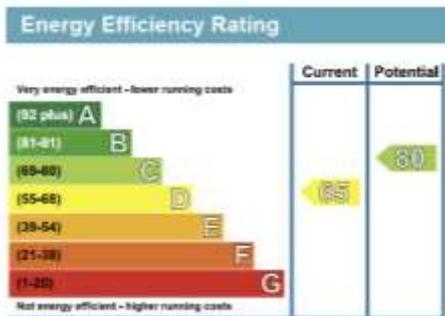


THE EXISTING ESTABLISHED BEAUTY BUSINESS

- Established since 2000.
- Recent "Profit & Loss" figures and a list of trade fixtures, fittings and equipment are available upon request.

BUSINESS RATES

- The Rateable Value of the ground floor shop premises is £10,000, **although no business rates are payable currently**. Prospective purchasers should contact the LB Ealing (020) 8825 7020 revenues@ealing.gov.uk for confirmation.

EPC - maisonette**EPPR- ground floor shop**

Awaited

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678