

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

618/618a GREENFORD ROAD, GREENFORD UB6 8QT
Guide Price: £160,000 Freehold



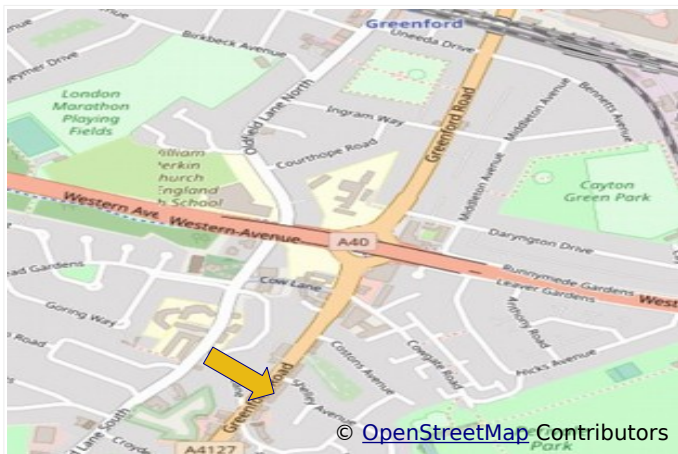
FREEHOLD INVESTMENT FOR SALE

The subject parade is set back from the main Greenford Road (A4127), near the junction with Costons Lane, situated several hundred yards to the south of the Western Avenue (A40) and about ¾ mile from Greenford Broadway shopping facilities.

Bus routes run along Greenford Road.

- * Main road location ***
- * Ground Floor Shop & Premises currently producing £9,000 p.a.***
- * Shop lease due for renewal in June 2021 ***
- * First floor maisonette subject to a lease until July 2105 (peppercorn rent) ***
- * Flank wall advertising hoarding sold off on long lease (nil rent)***

VAT is not applicable to this property



No.	Accommodation	Present Lessee/ Lease Terms	Rent	Lease renewal/ Reversion
618	Ground floor shop premises Internal width: 19'1 (5.72m) Shop depth: 13'8 (4.08m) Shop floor area: 259 sq.ft. (70.6 sq.m.) Kitchen : 83 sq.ft (7.7 sq.m.) Rear room: 107 sq.ft (9.9 sq.m.)	Let to S.M.Kamoona t/a Raffaele Italian Hair Stylist. 6 years from 25 th June 2015.	Documented at £9,250 p.a. from June 2018, with a personal concession to £9,000 p.a. to S.M. Kamoona	Lease expires June 2021
618A	First Floor Maisonette	Lease expiring 9 th July 2105	Peppercorn	Reversion July 2105
	Flank wall advertising hoarding	999 years lease from from 5 July 2007	Nil	Reversion July 3006

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

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