

LOT  
**16**

## 1 & 1a The Parade, Sudbury Heights Avenue, Greenford UB6 0LZ

**Guide Price £325,000\***

### **FREEHOLD SHOP AND UPPERS WITH INVESTMENT INCOME**



This freehold investment property is situated on a secondary parade at the junction of Allenby Road. Ealing, Greenford, Sudbury and Southall with their shopping facilities, bus connections and stations are all within easy reach. The property is a three storey building situated at the end of a terrace and is fully let. The ground commercial part is let at £700pcm (£8,400pa) and the flat is let on an Assured Shorthold Tenancy at £1,300pcm (£15,600pa), thus the overall income produced is £24,000pa. The building is sold with the benefit of this ongoing income and the leases will be within the legal pack. The flat consists of a two bedroom unit and there is a rear yard with parking, that may offer scope for extension subject to obtaining any necessary planning consent. The flat does require some updating and this lot will be of interest to investment purchasers.

#### **ACCOMMODATION**

Ground Floor Commercial Unit approx 594sf. Split level Flat above with Spacious Landing, Bathroom, Bedroom One, Living Room (Currently Used as Bedroom), Kitchen, Second Floor Landing, Bedroom two, Yard to rear with parking.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 825 5000  
Flat Council Tax Band C  
Commercial Part Rateable Value £6,400

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN