

Lot 24

52 Bilton Road, Perivale,
Middlesex UB6 7DH

GUIDE PRICE: £295,000



MIXED FREEHOLD INVESTMENT PROPERTY

This freehold shop and uppers is being offered with the benefit of investment income. The ground floor is let to a tenant trading as an off licence and household business on a full repairing and insuring lease for a 15 year term from 5th January 2006 at an initial rent of £13,100 pa with 5 yearly rent reviews. The upper part consists of a two bedroom flat with part double glazing and gas-fired central heating, that is let on an Assured Shorthold Tenancy from 1st October 2010 at rent of £920 pcm (£11,040 pa) thus the whole premises is producing £24,140 pa. The property that is situated within a popular trading position of various local traders will be of interest to investment purchasers.

ACCOMMODATION

Shop area: 63.83 sq m

Flat: two bedroom accommodation

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

Council Tax Band for flat: B

Rateable Value on shop: £13,750

VENDORS SOLICITORS

Helen O'Callaghan

Taylor Walton LLP

28-44 Alma Street

Luton

Beds LU1 2PL

01582 390432

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN