

LOT 8

40a, 40b & 41 Oldfield Circus, Northolt, Middlesex UB5 4RR

GUIDE PRICE: £400,000 PLUS



MIXED COMMERCIAL/RESIDENTIAL INVESTMENT WITH PART VACANT POSSESSION

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

This three storey terraced building consists of a ground floor lock up shop currently trading as charity shop but offered with Vacant Possession on completion together with two self-contained flats above benefitting from independent rear entrance. The first floor flat (40B) has been sold off on a long lease for a term of 125 years from 12.2.92 at a ground rent of £100 pa rising with the second floor 2 bedroom flat (40A) let on an AST for a term of 6 months from 21.12.12 at £800pm (£9,600pa). Found to the south of Whitton Avenue West (A4090) on the east side of Oldfields Circus within a busy secondary parade which includes other traders such as Costcutter, Post Office, Boots pharmacy, and Ladbrokes.

ACCOMMODATION

Shop: Frontage 20' with a depth of 36' (incorporating an office), Kitchen, lobby area with door to rear access, separate WC and external under-stair storage. Total GIA approximately 748 sq ft (69.5 sq m). Formally an Estate Agents office with planning permission granted on 21.1.2011 for hot food takeaway (use class A5). Benefits from electric security shutters. Rateable Value for shop: £13,500
Second floor flat (40A): Separate rear access to 2 bedrooms, reception room, kitchen, bathroom/WC. Council Tax Band for flat (A): C & flat (B): B

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

VENDOR'S SOLICITORS

Singh Karran & Co., 480 Great West Road, Hounslow, Middlesex TW5 0TA. Tel: 020 8 572 2286

VIEWING TIMES By appointment through the Auctioneers