

Lot 11

17-18 Oldfield Circus, Northolt, Middlesex UB5 4RR
BY ORDER OF THE EXECUTORS

GUIDE PRICE: £245,000



VACANT SHOP PREMISES WITH SPACIOUS SPLIT LEVEL MAISONETTE

This interesting premises that we understand has not been on the open market for a number of years currently consists of a 3 storey building providing ground floor retail premises together with residential accommodation to the upper two floors, the latter being accessible from its own external rear balcony/staircase. The property that is built of traditional construction was constructed circa 1935. The retail unit that forms part of busy local shopping parade consisting of many local shopping amenities of general convenience shopping inclusive of Coop Mini Market and sub Post Office, was previously used as a hairdressing salon and already includes a number of the fitments. The residential accommodation over the upper floors offers spacious rooms to include two-bedroom accommodation and there is a large yard/parking area to the rear of the premises. The upper parts in particular are in need of refurbishment and modernisation, although they do benefit from double-glazing and gas-fired central heating. The property is sold with the benefit of vacant possession.



LOCATION

Oldfield Circus is a popular local shopping parade situated directly off the A4090 Whitton Avenue within approx 1 mile of Northolt or Greenford Underground Stations. The town centre of Harrow is located is approximately 2 miles distant and good road links serve the area including the A40 Western Avenue. Northolt and Greenford form part of the London Borough of Ealing whose main industries include distribution, education, health, hotels and catering.

ACCOMMODATION

Shop premises: Internal frontage 19' 6, main retail depth approx 30' 9 with a further area of 16'4 width x 7'3 depth of storage space.

Flat (1st floor): Entrance hall, lounge 16'8 x 11'6, kitchen 12'6 x 8'10, second floor landing, bedroom one 15'10 x 9'6, bedroom two 10' x 8'10, bathroom, separate WC.

TENURE

Leasehold: 99 years from December 1955 at a fixed ground rent of £25 pa. We are given to understand that the freehold is available by separate negotiation.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 020 8825 5000
Adopted Rateable value: £11,000

VENDORS SOLICITORS

Malcolm Dear Whitfield Evans
297-299 Kenton Lane, Harrow, Middlesex HA3 8RR
020 8907 4366

VIEWING TIMES

3rd June @ 4.30pm 5th June @ 4.30pm
10th June @ 4.30pm 12th June @ 4.30pm

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■