

# Lot 31

94 Horsenden Lane North, GREENFORD,  
Middlesex UB6 7QH

**GUIDE PRICE: £135,000**



## COMMERCIAL INVESTMENT PRODUCING £10,000 PA

This commercial investment comprises of a ground floor lock up shop unit with WC facilities and additionally a rear yard area that provides additional parking for at least two cars. The property occupies an internal floor area of approximately 663 sq ft. The unit is currently let on a 15 year full repairing and insuring lease, with upwards only reviews every five years. The lease commenced on 23rd May 2005 at a passing rent of £10,000 per annum and is let to First Class Driving School Ltd who use the premises as offices. The unit is adjacent to a driving test centre. The property is sold with the benefit of this investment income.

### LOCATION

The premises are situated in a tertiary parade which is in the heart of a densely populated residential area on the outskirts of Greenford, Wembley and Ealing. The parade benefits from local convenience shopping including a grocers, newsagents, confectioners and tobacconists. There is unrestricted parking in the immediate vicinity.

### ACCOMODATION

The unit has an internal size of 663 sq ft. WC facilities and parking area in rear yard.

### TENURE

Leasehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 0208 825 5000

### ADOPTED RATEABLE VALUE

£5,100

### POPULATION & EMPLOYMENT

Last recorded figures estimate that the London Borough of Ealing had 300,948 inhabitants with a 67% employment rate.

### VENDORS SOLICITORS

Mr T. Moore  
Streeter Marshall Sols  
74 High Street  
Croydon CR9 2UU

0208 680 2638

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■