

Lot 7

4-8 Adelaide Mews, Adelaide Road, SOUTHALL,
Middlesex UB2 5PX

GUIDE PRICE: £550,000



SPACIOUS REFURBISHED B1 PREMISES WITH ADAPTABLE ACCOMMODATION

This detached building which has a secure access through private gates, offers approximately 2942 sf (293 sq m) of space over two floors with B1 business usage. The building has been refurbished to a high standard to include a new roof, new cladding, UPVC doors and windows. There are doors at either end of the building that lead into the open space that can also be accessed by five separate shutters, thus providing the possibility of sub dividing into separate units. On the first floor are eight self-contained offices of which four are large enough to further sub divide. The property offers scope to use as a single trading unit or for sub division to maximise the investment potential. The site will be of interest to investment buyers or owner occupiers.

LOCATION

The property is situated on Adelaide Road within half a mile of Southall Mainline Station that connects to Paddington and the West. There is also the Heathrow Express Connection from this Station with access into Heathrow London Airport.

Adelaide Road can be found off Norwood Road and nearby major roads include the M4, A40, M25 and M40.

Main industries in the Borough include: distribution, education, health, hotels and catering.



ACCOMMODATION

Ground Floor: Open shell of approximately 93' x 12'10

First Floor: Overall offices approximately 93' x 9'3

Disabled WC facilities are located on the ground floor and two cloakrooms and a fully fitted kitchen are located on the first floor.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 0208 825 5000

ADOPTED RATEABLE VALUE

Rateable value to be confirmed.

POPULATION & EMPLOYMENT

In 2001 it was estimated that the London Borough of Ealing had 300,948 inhabitants with a 67% employment rate.

VENDORS SOLICITORS

Mr Delvish

Hugh Jones & Co

137 Ballards Lane

Finchley

London N3 1LJ

0208 349 2910

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■