

## Lot 22

159 Ryefield Avenue, Hillingdon,  
Middlesex UB10 9DA

**GUIDE PRICE: £250,000**



**FREEHOLD MIXED INVESTMENT BUILDING  
COMPRISING SHOP UNIT AND TWO SELF  
CONTAINED FLATS**

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN ☐**

This end of terrace building situated on the ever popular Oak Farm estate within ½ mile of Hillingdon Metropolitan and Piccadilly Line Station consists of a ground floor lock up shop premises that has been trading as a food and wine shop although this part will be sold vacant. The property also includes a one bedroom flat to the ground floor at the rear and a one bedroom flat at first floor level. The flats both have double glazing and gas-fired central heating and are both let on Assured Shorthold Tenancies at £675 pcm each (£8,100 pa) thus producing an overall income of £16,200 pa plus potential for additional income to be provided from the commercial part. The property forms part of a busy local parade that is surrounded by a number of residential units and will be of interest to investment purchasers.

### **ACCOMMODATION**

Shop unit: approx. 924 sq ft

Ground floor flat: bedroom, lounge, kitchen, bathroom

First floor flat: bedroom, lounge, kitchen, bathroom

There is also a yard to the rear of the property

### **TENURE** Freehold

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111

Rateable Value: £7,300

### **VENDORS SOLICITORS**

David Shine & Kharbanda, 8a South Road

Southall, Middlesex UB1 1RT

020 8571 6001

### **VIEWING TIMES**

1/9, 5/9, 8/9 & 12/9 all @ 10.30am

### **JOINT AUCTIONEERS**

Woodend Estates, 1 Byron Parade, Uxbridge Road,

Hillingdon UB10 0LZ Tel: 020 8573 7200

