

Lot 4

168/168a Western Road,
Southall, Middlesex UB2 5ED

GUIDE PRICE: £390,000



**FREEHOLD MIXED COMMERCIAL AND
RESIDENTIAL INVESTMENT**

This mid terraced property consists of a ground floor lock-up shop premises let to Betfred Bookmakers on a 10 year full repairing and insuring lease from 2nd September 2011 with 5 yearly upward only rent reviews. The upper parts that are approached from a front entrance comprises of a spacious split-level flat that is currently let on a room by room basis. The first floor consists of two lettable rooms and the upper floor is a self-contained studio flat. The upper parts are producing in total £15,000 per annum with separate AST agreements of 12 months from September 2011. The property is sold with the benefit of the ongoing income.

ACCOMMODATION

Shop unit offering approximately 831 sq ft space.

Flat: first floor landing, room one 13'2" x 11'5", room two 14'3" x 11'5", kitchen 10'6" x 7'10", bathroom

Upper floor studio: open plan kitchen/living 14'7" x 10'1", bedroom area 10'7" x 6'10", shower room

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

Adopted Rateable Value: £11,250

VENDORS SOLICITORS

Satpaul Dard, Heald Solicitors LLP, Ashton House
471 Silbury Boulevard, Milton Keynes MK9 2AH
01908 662277

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN