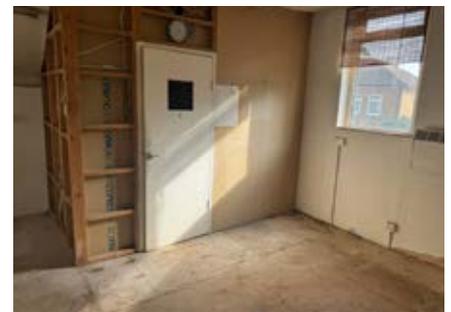# 1a Osterley Park Road, Southall, Middlesex UB2 4BL

Guide Price £90,000*

VACANT COMMERCIAL WORKSHOP WITH DEVELOPMENT POTENTIAL

The property is situated within easy reach of Southall Broadway with its shopping facilities and Elizabeth Line Station located on South Road. Surrounding areas such as Greenford, Ealing Broadway and Hayes are also within easy reach. Good road links are easily accessible including the A40 Western Avenue that connects to central London the M40 and the M25 London orbital motorway. The A4 and the M4 that connects to Heathrow London Airport and the West are also within easy reach. The area is well served by local bus routes, schools and recreational facilities. The property is tucked away behind shops and uppers on The Green and is in effect an end of terrace dwelling. The building is over two floors, and we understand has a right of way for access to a small yard enabling a parking space. The upper has a shared roof terrace with the flat above one of the shops on the main road. The dwelling is in need of complete updating and modernisation throughout and lends itself to development/conversion subject to obtaining any necessary planning consents that may be required. The building was used as a print works for many years and is now being sold with full vacant possession. Please note that the property is also known as Land and buildings at the rear of 55 The Green Southall.

ACCOMMODATION
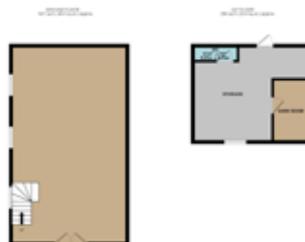Ground Floor Working Area, First Floor with WC and sub-divided dark room. Shared roof terrace.

TENURE
Freehold

LOCAL AUTHORITY & TAX RATING
London Borough of Ealing
Rateable Value £7300

VIEWING TIMES
By appointment through the Auctioneers

STARTING BID	FINAL BID	NOTES	☐ SOLD	☐ UNSOLD	☐ SOLD PRIOR	☐ WITHDRAWN