

LOT
11

1 & 1a The Parade, Sudbury Heights Avenue, Greenford UB6 0LZ

Guide Price £475,000*

FREEHOLD COMMERCIAL AND UPPERS WITH INVESTMENT INCOME AND PLANNING FOR CONVERSION



This freehold investment property is situated on a secondary parade at the junction of Allenby Road. Ealing, Greenford, Sudbury and Southall with their shopping facilities, bus connections and stations are all within easy reach. The property is a three storey building situated at the end of a terrace and currently arranged as a commercial ground floor and split level flat above. The commercial part is let at £740 pcm (£8,880 pa) and the flat will be vacant on completion. Planning has been granted under reference 216639FUL for a three storey rear extension to existing first/second floor maisonette with office at ground floor level, to provide conversion of first and second levels and the loft space into 2 x self-contained residential flats (1 x Two Bedroom and 1 x Three Bedroom). Details of the planning are within the legal pack. This lot will be of interest to investment purchasers.

ACCOMMODATION

Ground Floor Commercial Unit approx 594sf. Split level Flat above with Spacious Landing, Bathroom, Bedroom One, Living Room (Currently Used as Bedroom, Kitchen, Second Floor Landing, Bedroom two, Yard to rear with parking.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000
Flat Council Tax Band C
Commercial Part Rateable Value £6,400

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN