

# Lot 7

351 North Hyde Lane, Norwood  
Green, Southall, UB2 5TH  
**GUIDE PRICE: £220,000**



**FREEHOLD COMMERCIAL INVESTMENT WITH  
RESIDENTIAL POTENTIAL**

This freehold commercial premises is currently utilised as a Doctor's Surgery with the present tenant having been in occupation since April 2002. We understand that the tenants are currently occupying on a rolling contract basis and the income being produced is £950 pcm (£11,400 pa). We have been advised that the tenants are looking to relocate in the near future, although the property will be sold under the current tenancy terms. The property may of course be suitable for returning to full residential use and will be of interest to investment purchasers.

#### **ACCOMMODATION**

Ground floor, comprising of entrance, waiting room, and surgery, first floor landing, three rooms, bathroom/WC facilities, spacious rear garden and off-street parking to front.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

London Borough of Hounslow 020 8583 2000

#### **VENDOR'S SOLICITORS**

Katherine Hollingsworth  
Needleman & Treon  
Meridien House  
42 Upper Berkeley Street  
London W1H 5QJ  
020 7723 0766

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **JOINT AUCTIONEERS**

Lambourne, 262-264 Bath Road, Hounslow,  
Middlesex TW4 7DF  
020 8570 3232



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN