

Lot 19

This Lot is available by traditional private treaty purchase

**168/168A Western Road,
Southall, Middlesex UB2 5ED**
GUIDE PRICE: £420,000



FREEHOLD INVESTMENT OPPORTUNITY

This mid terraced property consists of a shop unit let on the ground floor to Tote Bookmakers on a full repairing and insuring lease, at a rent of £16,500 pa. We understand that the original 10 year lease has approximately 18 months left to run and the tenants have already expressed an interest in renewing thereafter. The upper parts consist of a spacious split-level flat with own entrance from the front and we understand that an application is being considered by the local authority for conversion of this part into 2 residential dwellings. The upper parts are to be sold with full vacant possession. Western Road is situated on the South Side of Southall, approximately 1 mile from the mainline station. The upper parts benefit from gas-fired central heating and double-glazing.

ACCOMMODATION

Shop unit: approx 831 sq ft

Flat: 1st floor kitchen, room one, room two, bathroom, 2nd floor room three, room four

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Ealing 020 8825 5000

Adopted Rateable Value £11,250

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN