

# Lot 40

96 Horsenden Lane North,  
GREENFORD, Middlesex UB6 7QH

**GUIDE PRICE: £300,000**



## FREEHOLD INVESTMENT PROPERTY

This freehold terraced building is offered with the benefit of investment income. The ground floor premises are currently let to the Secretary of State for the Environment, Transport and the Regions who are utilising the premises as a driving test centre. The tenants have been in occupation since 14th December 1987 and their existing lease expires on 10th November 2007. The tenants have recently refurbished the premises and are keen to renew the tenancy for a further period of 5 years. The supporting documentation is available for inspection at the offices of the Auctioneers. The current passing rent is £8400 pa. There is a split-level maisonette above that is currently let on an assured shorthold tenancy at an annual rent of £10,000 pa. In our opinion there may be scope to convert the upper parts into two flats subject to obtaining any necessary planning consent required. This property has freehold title and will be of interest to investment purchasers.



## LOCATION

Greenford falls within the London Borough of Ealing which has excellent road links including the M4, A40, M40 and M25 and is located approximately 8 miles from Heathrow International Airport. Greenford is served by the Central Line underground and also mainline services. The premises are situated in a tertiary parade which is in the heart of a densely populated residential area. The parade benefits from local convenience shopping including a grocers, newsagents, confectioners and tobacconists. There is unrestricted parking in the immediate vicinity.

## ACCOMODATION

Shop Unit: 61.60 sq metres

Flat: three bedrooms, kitchen, living room, bathroom, further WC.

## TENURE

Freehold.

## LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 583 2000

## ADOPTED RATEABLE VALUE

£5,100

## POPULATION & EMPLOYMENT

Last recorded figures show the London Borough of Ealing to have an urban population of 300,000 with a 68% employment rate.

## VENDORS SOLICITORS

P Altman  
EDC Lord & Co  
Link House  
1200 Uxbridge Road  
Hayes  
Middlesex UB4 8JD

020 8848 9988

## VIEWING TIMES

By appointment through the Auctioneers.