

Lot 15

1/13 The Green, SOUTHALL,
Middlesex UB2 4AH

GUIDE PRICE: £2,000,000



IMPOSING FORMER BANK PREMISES WITH DEVELOPMENT POTENTIAL

This imposing corner sited building that in the past was occupied by Barclays Bank plc offers excellent scope for a variety of uses. The building is offered with full vacant possession and occupies approximately 6,300 sq. ft. over four floors. The building offers excellent scope for further extension and development subject to obtaining the necessary planning consent. The property also benefits from a car park to the rear and there is a large advertising hoarding that faces Southall Mainline Station that offers scope for investment-producing income. We are advised that VAT is not applicable to this lot.

LOCATION

The property is situated at the junction of Hortus Road opposite Southall Mainline Station that connects to Paddington and the West. There is also the Heathrow Express Connection from this Station with access into Heathrow London Airport. Nearby major roads include the M4, A40, M25 and M40. Main industries in the Borough include: distribution, education, health, hotels and catering.

ACCOMMODATION

Basement: providing 3 separate rooms totalling approx 563sq.ft.

Ground Floor: consisting of 6 rooms, reception area, kitchen, WC; totalling

approximately 1910sq.ft.

First Floor: comprising 5 rooms, kitchen, WC, approximately 1910sq.ft.

Second Floor: comprising 5 rooms, shower / WC, kitchen; totalling approximately 1910sq.ft

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing; 020 8579 2424

ADOPTED RATEABLE VALUE

£13,500

POPULATION & EMPLOYMENT

In 2001 it was estimated that the London Borough of Ealing had 300,948 inhabitants with a 67% employment rate.

VENDORS SOLICITORS

Mr. D. Whitney

Glenisters Solicitors

Unit 7, King Street Cloisters, Clifton Walk

LONDON W6 0GY

020 8735 9770

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■