

# Lot 19

## 40A,40B and 41 Oldfield Circus, Northolt, Middlesex UB5 4RR GUIDE PRICE: £400,000



### MIXED COMMERCIAL/RESIDENTIAL INVESTMENT OPPORTUNITY

This three storey terraced building consists of a ground lock up shop (A5 Use) with rear access let on a 15 year lease from 20th December 2013 at a rent of £16,000pa (subject to 5 year rent reviews) together with two self-contained flats above both benefitting from independent rear entrance. The second floor 2 bedroom flat is let on an AST for a term of 6 months at a current rent of £950 pm (£11,400 pa - with indications of current ERV circa £1,100pm). The first floor flat is sold off on a long lease for a term of 125 years from 12/2/92 at a ground rent of £100 pa (rising). Found to the south of Whitton Avenue West (A4090) on the east side of Oldfields Circus overlooking the roundabout within a busy secondary parade which includes other traders such as Costcutter, Post Office, Boots pharmacy, and Ladbroses. This lot will be of strong interest to investment purchasers.

#### ACCOMMODATION

Shop: Frontage 20' with a depth of 36', rear lobby area with door to rear access, separate WC and external under-stair storage. Total GIA approximately 748 sq ft (69.5 sq m).

Second floor flat: Separate rear access to 2 bedrooms, reception room, kitchen, bathroom/WC. Potential exists to extend the accommodation into the loft space subject to receiving all necessary consents.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000  
Rateable Value for shop: £13,500  
Council Tax Band for flat (A): C & flat (B): B

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN