

LOT  
**6**

# 1 & 1a The Parade, Sudbury Heights Avenue, Greenford UB6 0LZ

**GUIDE PRICE £475,000\***

## **FREEHOLD COMMERCIAL AND UPPERS WITH INVESTMENT INCOME AND PLANNING FOR CONVERSION**



This freehold investment property is situated on a secondary parade at the junction of Allenby Road. Ealing, Greenford, Sudbury and Southall with their shopping facilities, bus connections and stations are all within easy reach. The property is a three storey building situated at the end of a terrace and currently arranged as a commercial ground floor and split level flat above. The commercial part is let at £740 pcm (£8,880 pa) and the flat will be vacant on completion. Planning has been granted under reference 216639FUL for a three storey rear extension to existing first/second floor maisonette with office at ground floor level, to provide conversion of first and second levels and the loft space into 2 x self-contained residential flats (1 x Two Bedroom and 1 x Three Bedroom). Details of the planning are within the legal pack. This lot will be of interest to investment purchasers.

### **ACCOMMODATION**

Ground Floor Commercial Unit approx 594sf. Split level Flat above with Spacious Landing, Bathroom, Bedroom One, Living Room (Currently Used as Bedroom, Kitchen, Second Floor Landing, Bedroom two, Yard to rear with parking.

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 825 5000  
Flat Council Tax Band C  
Commercial Part Rateable Value £6,400

### **VIEWING TIMES**

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN