

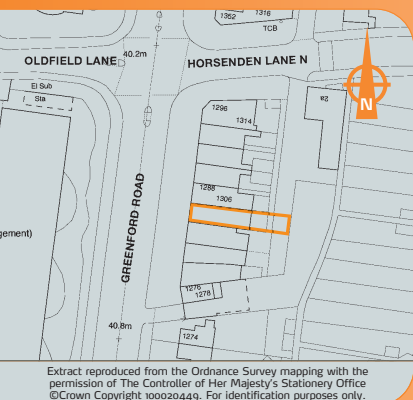
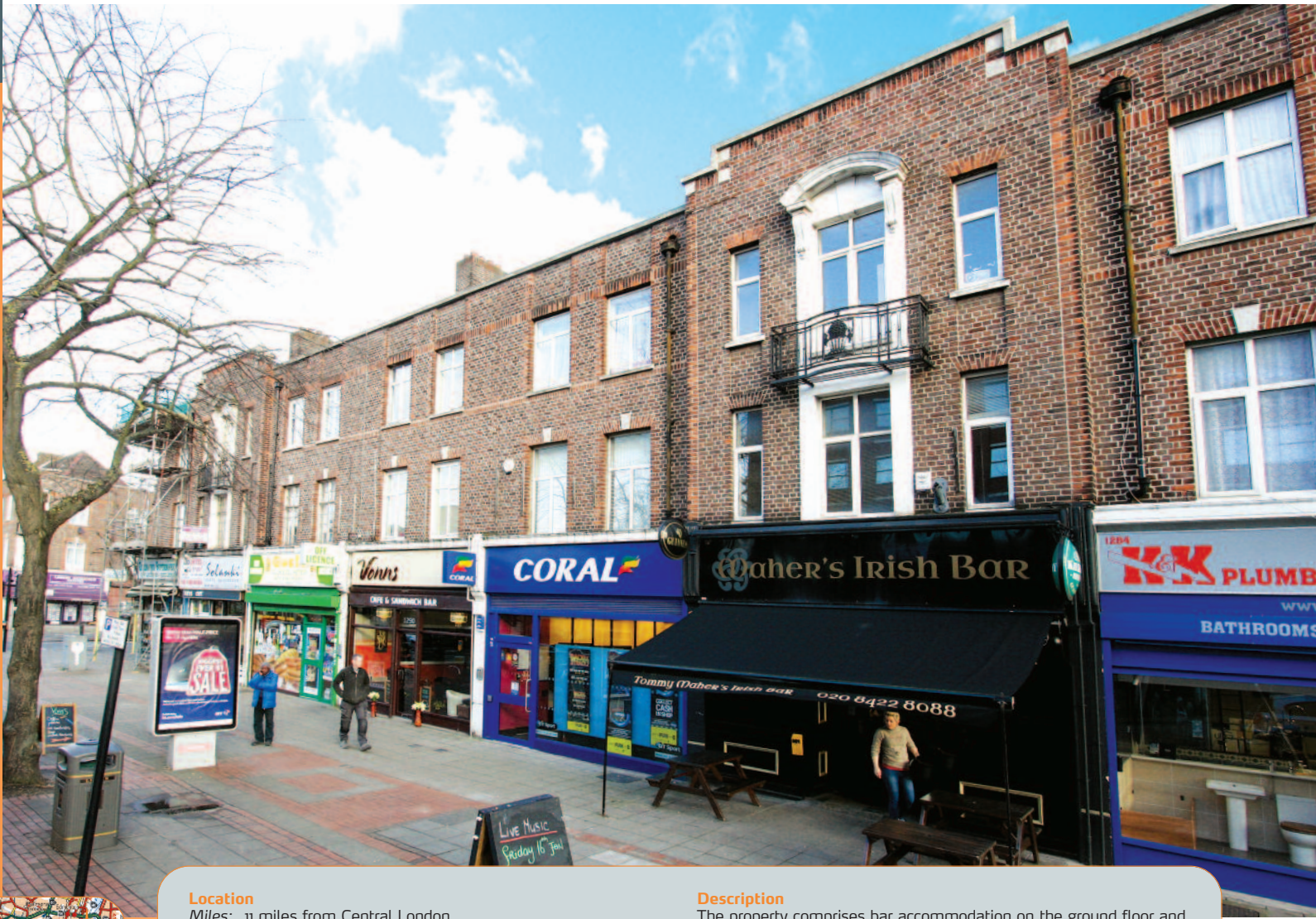
lot 19

Rent
£42,500
per annum
exclusive

1286 Greenford Road Greenford, Greater London UB6 0HH

Freehold Retail and Residential Investment

- Retail let on a 25 year lease until 2037 (No Breaks)
- Includes two self-contained flats on the upper floors
- Popular and affluent north-west London suburb
- Nearby occupiers include Coral, Domino's and William Hill



Location

Miles: 11 miles from Central London
8 miles south-east of Watford
Roads: A40, A404, A406, A409
Rail: Greenford Railway Station, Sudbury Hill Underground (Piccadilly Line)
Air: London Heathrow Airport, London City Airport, London Luton Airport

Situation

The property is situated on the busy Greenford Road (A4127), within a popular residential suburb, some 11 miles north-west of Central London. Greenford benefits from excellent transport links being located on the A40, the main arterial route through north-west London which connects to the M40 motorway. Nearby occupiers on Greenford Road include Coral, Domino's, William Hill and an eclectic mix of local traders.

Description

The property comprises bar accommodation on the ground floor and ancillary accommodation on the basement, as well as benefiting from two 1 bedroom flats on the upper floors. The flats are accessed separately from the rear of the property and have been sublet. The residential flats may be suitable to extend subject to obtaining necessary consents.

Tenure

Freehold.

VAT

VAT is not applicable to the lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (i)		Tenant	Term	Rent p.a.x.	Review/ (Reversions)
Basement	Ancillary	37.73 sq m	(406 sq ft)	INDIVIDUAL (t/a Maher's Irish Bar)	25 years from 02/05/2012 on a full repairing and insuring lease	£42,500	02/05/2017 and 5 yearly (01/05/2037)
Ground	Retail	79.25 sq m	(853 sq ft)				
First & Second	Residential	154.44 sq m	(1,662 sq ft)				
Totals		271.42 sq m	(2,921 sq ft) (i)			£42,500	

(i) The floor areas are Gross Internal Areas.

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See: **www.acuitus.co.uk** for further details

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