lot 2

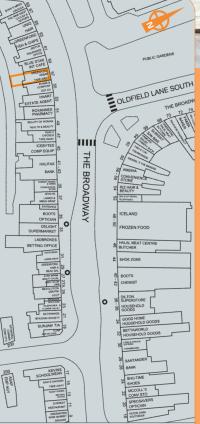
57 The Broadway Greenford, Greater London UB6 9PN

Rent £18,060 per

Freehold Retail and Residential Investment

- Retail let on a 20 year lease until 2033 (no breaks)
- Prominent and busy retail location some 9 miles from London's West End
- Popular North West London Suburb
- Nearby occupiers include Boots the Chemist, Iceland Food and Halifax Bank





Miles: 9 miles from London's West End 4 miles south-west of Wembley Stadium

no miles south of Watford
Roads: A4o, A4o6 (North Circular Road), M4, M25, M4o
Rail: South Greenford Railway Station
Greenford Underground Station (Central Line)

London Heathrow Airport London City Airport

Greenford is a popular residential suburb some 9 miles west of London's West End. The property is situated on the south side of the busy Broadway opposite its junction with Oldfield Lane South. Nearby occupiers include Boots the Chemist, Iceland Food and Halifax Bank.

The property, an attractive mid terrace building, comprises a retail unit on the ground floor and a self-contained residential maisonette on the first and second floors. The property benefits from rear access off Mansell Road and car parking to the rear.

Freehold.

VAT is not applicable to this lot.

Six Week Completion

Note

Please note that 63 The Broadway is being offered as Lot 11.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Reviews
Ground	Retail	61.54 sq m (662 sq ft)	INDIVIDUAL (t/a Greenford Kebab)	20 years from 15/07/2013 until 2033	£18,000	24/06/2018 24/06/2023 24/06/2028
First & Second	Residential	Maisonette	INDIVIDUALS	99 years from 25/03/1985	£6o	
Total Commercial Areas		61.54 sq m (662 sq ft)			£18,060	

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