

## lot 2

# 57 The Broadway Greenford, Greater London UB6 9PN

Rent  
£18,060 per  
annum  
exclusive

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



## Location

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

**Roads:** A40, A406 (North Circular Road), M4, M25, M40

**Rail:** South Greenford Railway Station  
Greenford Underground Station (Central Line)

**Air:** London Heathrow Airport  
London City Airport

## Situation

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.

## Description

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.

## Tenure

Freehold.

## VAT

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)	<b>INDIVIDUAL</b> (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	<b>INDIVIDUALS</b>	99 years from 25/03/1985	£60	
<b>Total Commercial Areas</b>		<b>61.54 sq m (662 sq ft)</b>			<b>£18,060</b>	

## For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk

**Alec Linfield**  
Tel: +44 (0)20 7034 4860.  
Email: alec.linfield@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



## Seller's Solicitors:

**Russell Cooke Solicitors**  
8 Bedford Row, London, WC1R 4BX  
Tel: +(0)20 7440 4834  
Email: Kathrin.McClintock@russell-cooke.co.uk  
Ref: Kathrin McClintock  
Tel: +44 (0)20 7440 4808  
Email: Thomas.Ferguson@russell-cooke.co.uk  
Ref: Thomas Ferguson