

63 The Broadway Greenford, Greater London UB6 9PN

lot 11

Freehold Retail and Residential Investment

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

Rent
£18,100 per
annum
exclusive



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 close to its junction with Mansell Road. 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 57 The Broadway is being offered as lot 2.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Reviews
Ground	Retail	82.94 sq m (893 sq ft)	INDIVIDUAL t/a Greenford Fish & Chips	20 years from 15/07/2013 until 2033 on a full repairing and insuring lease	£18,000	24/06/2018 24/06/2023 24/06/2028
First & Second	Residential	Maisonette	INDIVIDUAL	99 years from 25/03/2007	£100	
Total Commercial Area		82.94 sq m (893 sq ft)			£18,100	

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