

37 Watling Avenue,
Burnt Oak, Greater London HA8 0LF
Freehold Retail and Residential Opportunity

Lot 47

Vacant Possession (1)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail	110.01 sq m (1,184 sq ft)	VACANT
First	Residential	1 x 1 Bedroom Flat	POSSESSION
Second	Residential	1 x 1 Bedroom Flat	
Total Commercial Floor Area		110.01 sq m (1,184 sq ft)	

(1) The tenant currently occupying the property will be vacating the property on 19th July.

Key Details

- Includes 2 x one bedroom self-contained flats
- Active management potential
- 100m from Burnt Oak Underground Station
- Nearby occupiers include Greggs, Savers, TSB Bank and Subway

Location

Miles: 10 miles north-west of Central London
Roads: A1, A5, A406, A41, M1 (Junction 1), M25
Rail: Burnt Oak Underground Station (Northern Line)
Air: London Heathrow Airport, London Luton

Situation

The property is prominently located on the north side of the busy Watling Avenue, in the popular North West London suburb of Burnt Oak. Nearby occupiers include Greggs, Savers, TSB Bank, Subway and an eclectic mix of local traders.

Description

The property comprises ground floor retail accommodation with 2 x one bedroom self-contained flats on the first and second floors. The flats are accessed from a separate entrance at the front of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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