## **Burnt Oak, Greater London HA8 0LF**

**Freehold Retail and Residential Opportunity** 







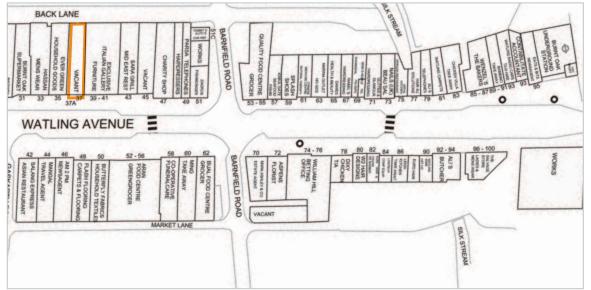


### **Tenancy and accommodation**

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

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.



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#### **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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