

411 GREENFORD ROAD GREENFORD

Existing Building Area 2,037 sq ft (189.3 sq m) approx.



ADDRESS

411 Greenford Road
Greenford
UB6 8RF

DESCRIPTION

Retail/Residential Investment For Sale Greenford is in the London Borough of Ealing about 10 miles to the west of Central London and 3 miles west of Ealing. It has good transport links being close to the A40 with its connections to the M40 and then onto the M25.

The building is prominently located on the Greenford Rd close to the A40 intersection. The mid-terraced property has ground and two upper floors. It has recently been extended/refurbished to a very high standard. The ground floor has an E class commercial use and is being used as a launderette. There is a 3-bedroom flat on the upper floors. The 1st floor has a large lounge and open plan kitchen, bathroom and a bedroom. The 2nd floor has two further bedrooms and a bathroom. There is a yard with shared access. There is potential to expand the 1st floor subject to planning.

Dated: 08/09/2024



SPECIFICATION

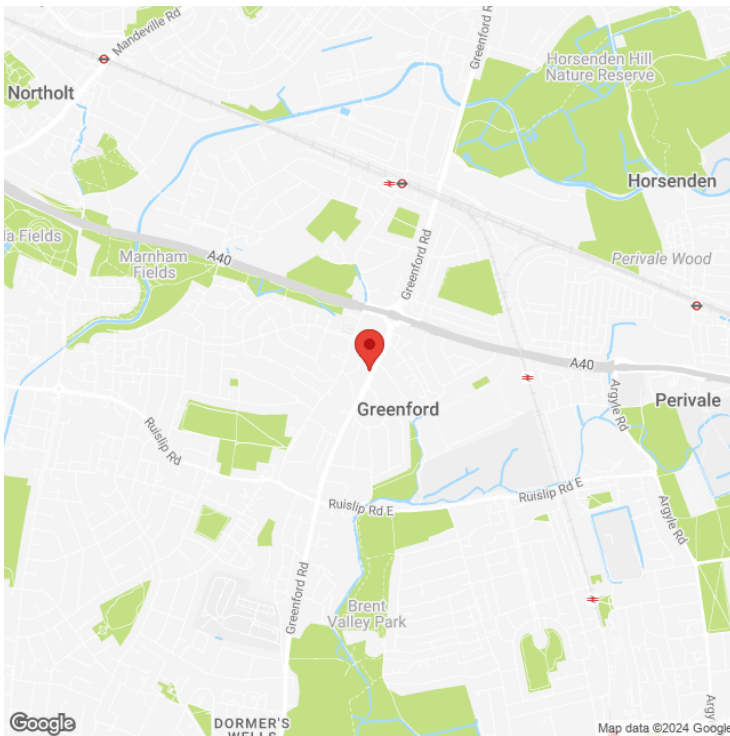
Ground Floor (currently in use as a launderette)

- LED lights
- Concrete floor
- 2 x kitchenettes
- Comfort cooling & heating

External yard

Upper floors (residential)

- Large lounge
- Open plan kitchen (high specification)
- 2 Bathrooms
- 3 bedrooms
- Potential to expand first floor subject to planning



Tenure

Retail / Residential Investment

Price

OIRO £795,000 + VAT subj to leases. OIRO £860,000 + VAT with vacant possession

Service Charge

N/A

Rates

Retail Unit: RV £6,235.
Flat: Council Tax Band B

Size

Existing Building Area 2,037 sq ft (189.3 sq m) approx.

CONTACT

Niall Christian

BSc MRICS

T 020 8332 4591

M 07780 678684

E niall.christian@michaelrogers.co.uk

Dated: 08/09/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ