



## 36 Bathurst Walk Iver SL0 9BH

Price £375,000 Freehold

- Shop with vacant possession
- Separate workshop subject to lease
- By Iver railway station (Elizabeth Line)

**LOCATION:** Situated in Richings Park just by Iver railway station with Elizabeth Line service to central London. In a parade surrounded by large residential properties and within short motoring distance of London Heathrow Airport and the motorway network.

**DESCRIPTION:** A retail unit (class E) of approximately 856 sq ft (80 sq m) and separate workshop to the rear of approximately 918 sq ft (85 sq m). Planning consent previously obtained to redevelop the workshop into a one bedroom apartment (now expired and being reapplied for). (The flat above the shop is subject to a long lease.)

**PRICE:** For sale freehold at an asking price of £375,000.

**OCCUPANCY:** The shop has vacant possession. The workshop is subject to a lease for three years from 1st September 2020 at £6,500 per annum (non renewable).

**BUSINESS RATES:** Please ask for details.

**EPC RATING:** C (72) for the shop.

**VIEWING:** Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.