



Western Road, Southall

- Mixed Use Commercial & Residential Dwelling
- Ground Floor Currently Occupies a Post Office
- Private Rear Garden w/ Side & Rear Access
- Popular Location
- EPC Rating: D

- End of Terrace
- Two/Three Bedroom First Floor Flat
- Potential Gross Yield of 8.4%
- More Information in Branch Regarding the Lease and Current Rent
- Close Proximity to Bus Links & Southall Train Station

Asking Price £475,000

Tenure: Freehold

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Western Road, Southall

DESCRIPTION

Situated on Western Road in Southall is this brilliant investment opportunity to acquire a mixed use, end of terraced property comprising a ground floor commercial space and a first floor two/three bedroom flat.

The ground floor occupies a large Post Office/Off License with a separate storage room and a back office. To the first floor a two/three bedroom flat with a fitted bathroom and kitchen, accessible via rear entrance. Outside the property has a rear garden with side/rear access.

Western Road is a popular location being within close proximity to bus links, Southall train station and surrounding amenities.

PLEASE NOTE: If you would like to understand more information regarding the lease, rental income and conditions of the lease, please contact our branch to discuss.





TOTAL FLOOR AREA: 1446 sq.ft. (134.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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