

5 GROVE PARK ROAD & 2 GROVE PARK MEWS

CHISWICK, W4 3RS

MIXED USE FREEHOLD BUILDING
FOR SALE
OF INTEREST TO INVESTORS
&/OR DEVELOPERS

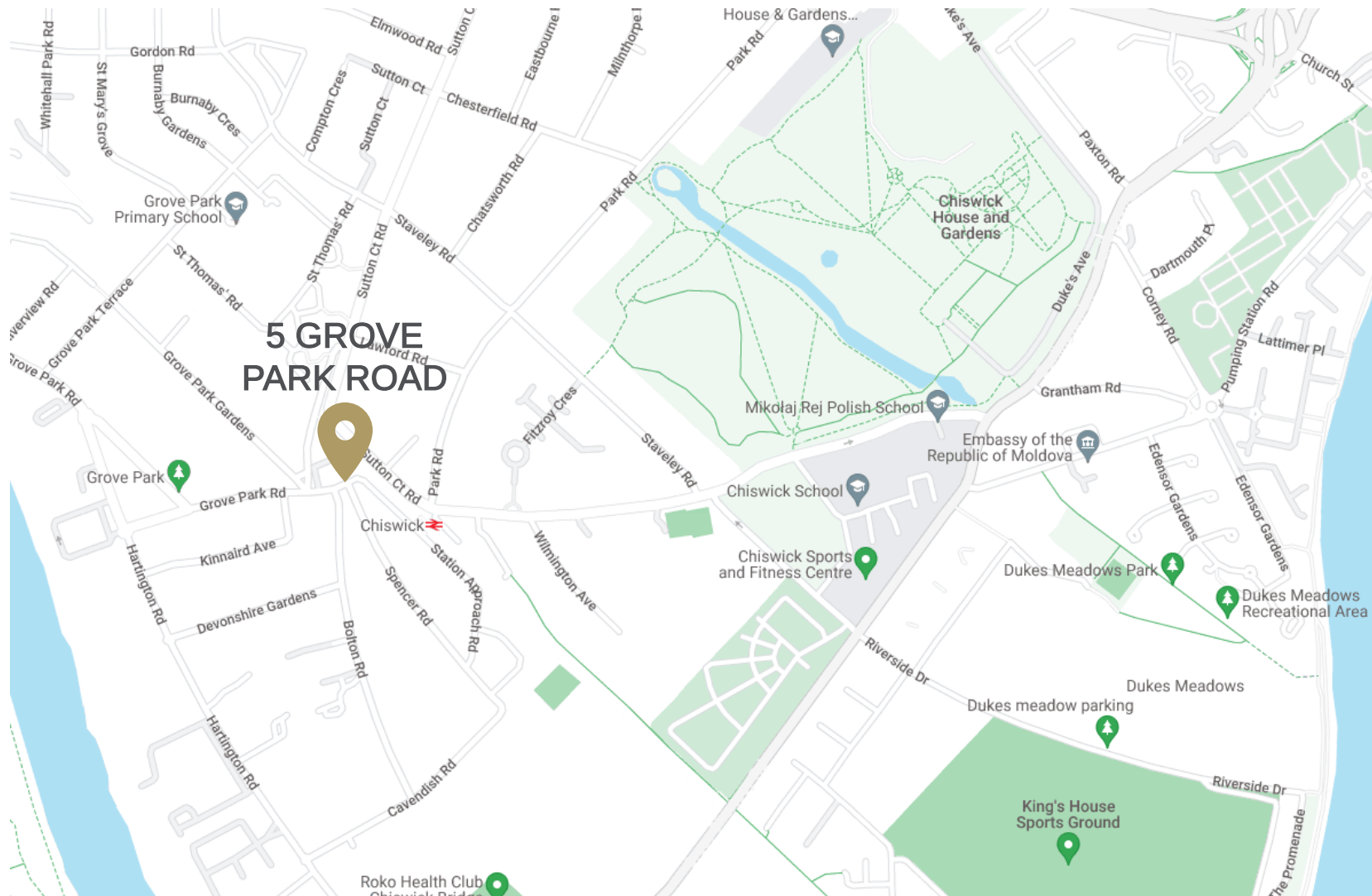


LOCATION

The property is located on the northern side of Grove Park Road and to the east of the junction with Grove Park Bridge. Chiswick is bounded to the south by Mortlake, Kew to its West and Fulham to its East. The parade consists of many independent and boutique retailers and cafes.

The parade of shops 5 Grove Park Road is situated on, leads down to Chiswick Railway Station. London Underground and Overground Stations of Gunnersbury (District Line) and Kew Gardens (District line) are 0.7 miles and 0.8 miles away respectively.

The property is situated within the Grove Park conservation area of Chiswick and the Local Authority of Hounslow Council.



DESCRIPTION

The subject property comprises a mid-terrace building arranged over lower ground, ground and two upper floors. The ground and lower ground floor is occupied by a dry cleaner, with a three-bedroom maisonette above. Towards the rear of the property is a motor garage which forms part of the Freehold Title. The motor garage and maisonette are accessed via Grove Park Mews.



TENANCY INFORMATION

The ground and basement is let to J F Stone Investments Limited t/a The American Dry Cleaning Co. who are holding over on a lease which expired 23rd April 2012 at a current rent of £17,750 pa.

The garage at the rear of the property is let to Colin Francis t/a Grove Park Motors on a 9 year lease, expiring 26th April 2026 at a current rent of £20,400 pa. There is a mutual break option as of 27th April 2024 and the lease is inside the Landlord & Tenant Act 1954.

There is a three-bedroom Maissonette on the upper parts which is being sold with vacant possession. There is a prohibition order currently in place.

The total income is £38,150 pa.

TENURE

Freehold, subject to the occupational leases.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

Available upon request.

PRICE

Offers in excess of £995,000 (Nine Hundred & Ninety Five Thousand Pounds), subject to contract.

VAT

The Property is not elected for VAT.

PREMISES	FLOOR	FLOOR AREA (SQ FT)
SHOP	Lower Ground	666
	Ground	676
MAISONETTE	First & Second	1,177
GARAGE	Garage to rear	367
TOTAL		2,886

Note: The above floor areas have been taken from a previous valuation. Interested parties should verify this as part of their due diligence.

CONTACT

Viewings and further information can be obtained from Joint Sole Agents **Robert Irving Burns** and **Andrew Creighton Chartered Surveyors**.

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