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1279 Greenford Road
Greenford, UB6 0HY

324/324a RUISLIP ROAD EAST, GREENFORD UB6 9BH
Guide Price: £279,950 Freehold



FREEHOLD INVESTMENT FOR SALE

Ground floor A1 shop premises trading as Cheveux Hairdressing Salon with self contained maisonette above subject to a residential long leasehold interest. The parade fronts on to the B455 Ruislip Road, which is a main thoroughfare and bus route, adjacent to the junction with the A4127 Greenford Road. Tesco and Iceland supermarkets are located within a few hundred yards.

*** Main road location ***

*** Ground Floor Shop & Premises currently let at £17000 p.a.***

*** First floor maisonette subject to a lease of 99 Years from June 1992 ***



Energy efficiency rating for this property

This property's current energy rating is D.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **27 | B**

If typical of the existing stock **80 | D**

Properties are given a rating from A+ (most efficient) to G (least efficient).

No.	Accommodation	Present Lessee/ Lease Terms	Rent	Lease renewal/ Reversion
324	Ground floor shop premises Internal width: 16'6 (5.03m) Reducing to: 7'8 (2.33m) Shop depth: 39' (11.88m) Built Depth: 48' 9 (14.86m) Shop floor area: 351 sq.ft. (35.26 m ²) Staff Rest Area, wc compartment	Let to Mr D Nedd t/a Cheveux Hair Stylist. 12 years from 25 th December 2005 extended to 24 th December 2029.	£17,000 p.a.	Lease expires December 2029
324a	First Floor Maisonette	99 Years from 24 th June 1992	£100 p.a. rising to £300p.a.	Reversion June 2091

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

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