

## London Road, Isleworth

- FREEHOLD
- TENANTS IN SITU FOR COMMERCIAL
- PLANNING PERMISSION FOR 2 FLATS
- TWO BEDROOM FLAT ABOVE
- EPC RATING D
- TOTAL REVENUE £32,000

Asking Price £575,000

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# London Road, Isleworth

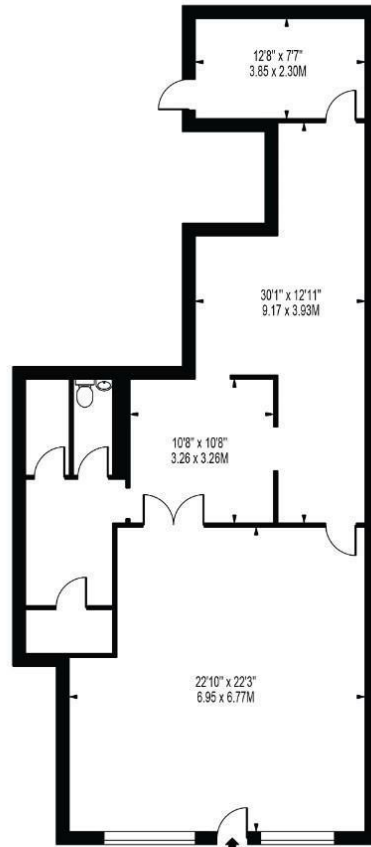
## DESCRIPTION

Freehold commercial property with a two bedroom flat above which has planning permission for a rear roof extension which converts existing flats into 1x 2 bed 1 x 1 bed. System Reference: P/2022/1726  
Planning Reference 00707/150(FF)/P1.

Located along a parade of shops on London Road, this premises enjoys regular footfall and briefly comprises; Walk-in-fridge, store room, kitchen, office space and customer toilets. This commercial premise comes with tenants in situ. Residential will be vacant possession in September 2023. Current Rent: £32,000 per annum for the entire unit. Investment Opportunity  
Situated close to local amenities and excellent transport links. Viewings are highly recommended.



LONDON ROAD  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1122 SQ FT - 104.26 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Council Tax: C

## 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	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

### Viewing

Please contact our Hunters Brentford Office on 0208 568 2929 if you wish to arrange a viewing appointment for this property or require further information.

6 Ferry Quays, Brentford, TW8 0AT

Tel: 0208 568 2929 Email:

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



**HUNTERS**<sup>®</sup>  
 HERE TO GET *you* THERE