

322 Ruislip Road East  
Greenford  
London

UB6 9BH



## Freehold Semi-Commercial investment Greenford, UB6 8RQ

# £650,000



Prominent freehold Semi-Commercial investment in the heart of Greenford Full planning permission granted for a two-storey rear extension to create a self-contained 1-bedroom flat across the first and second floors (rear) Includes extension of the ground floor commercial unit, with existing staircase access to serve the proposed residential unit Ground floor commercial retail unit Front upper flat excluded from sale (held on a long lease) Commercial unit let on a 10-year lease commencing 19/02/2016, expiring 19/02/2026 Tenant currently in lease renewal negotiations Proposed premium of £25,000 + VAT



0203 962 9244  
info@starestateagents.co.uk  
<https://starestateagents.co.uk/>

## Features

- Situated close to local retail amenities
- Easy access to supermarkets and dining options
- Secure income stream with reversionary potential
- Asset management opportunity via lease renewal and development
- Attractive mixed-use