

322 Ruislip Road East
Greenford
London

UB6 9BH

Freehold Residential investment Greenford, UB6 8RQ

£650,000



Prominent freehold Residential 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

Features

EPC

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

Floorplan