

COMMERCIAL ESTATE AGENTS & VALUERS

OF INTEREST TO OWNER OCCUPIERS & INVESTORS

WELL LOCATED RETAIL UNIT (CLASS E)

FREEHOLD FOR SALE

430 GREENFORD ROAD, GREENFORD, MIDDX UB6 8SG

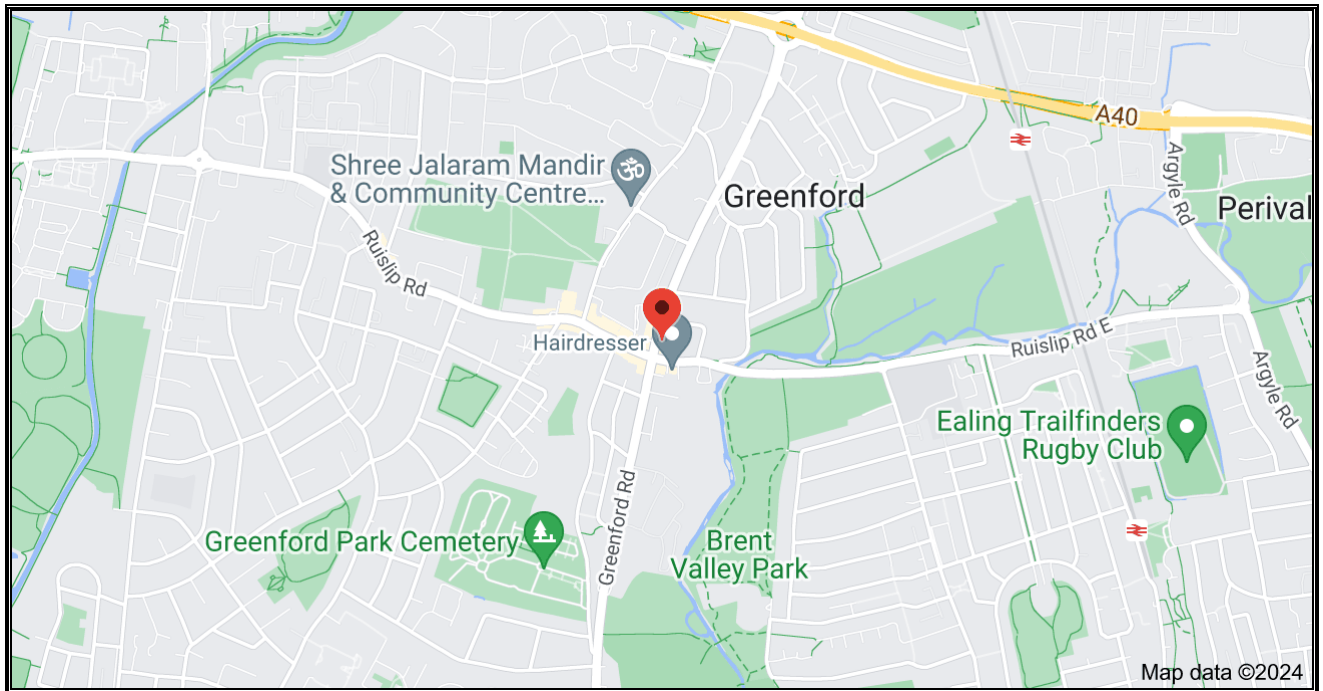


All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100

NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION

The premises are situated in a busy location close to the junction with Ruislip Road East. Multiples close by include Costa Coffee, KFC, TSB, Lidl, Tesco, Merkur Slots and Pizza Hut.

ACCOMMODATION

Comprises a ground floor retail unit with rear storage affording the following approximate dimensions and floor areas:

Frontage	19'2"
Internal width	17' 0" (maximum)
Shop depth	39' 0"
Ground floor area	625 sq ft
Rear storage	<u>114 sq ft</u>
TOTAL	739 SQ FT APPROX

The premises currently benefit from a security shutter, air conditioning, suspended ceiling and alarm.

The first and second floor maisonette is approached from the rear and has been sold on a long lease for a term of 127 years from March 1986 (89 years unexpired).

PRICE

£350,000 subject to contact for the benefit of the freehold interest with full vacant possession of the ground floor.

RATES

Obtained from the www.voa.gov.uk website the premises has a rateable value of £25,250 and the rates payable for 2024/25 are £12,600 per annum. Retail, hospitality and leisure uses currently are legible for rates relief of 75%. Interested parties should confirm annual rates payable with the Rating Authority.

EPC

To be advised.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment through sole agents as above.

Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
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- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

