

Lot 1, 71 Greenford Avenue, Hanwell, London,

W7 1LJ

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Commercial, Residential and Development Opportunity

- Vacant ground floor shop in prominent corner location
- Includes large, vacant separately-accessed flat above (approx. 742 sq ft)
- Development/Change of Use Opportunities (subject to consents)
- Located very close to Hanwell Underground Station (Elizabeth Line) and Drayton Green Railway Station
- Established commercial and residential location with excellent local shopping facilities
- VAT not applicable

Lot

1

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

High Street
Retail/Residential/Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

- Miles** 2 miles west of Ealing, 8 miles north-east of Heathrow Airport, 10 miles west of Central London
- Roads** A40, A406, A4020, A4127
- Rail** Hanwell Underground Station (Elizabeth Line), Drayton Green Railway Station
- Air** London Heathrow Airport

Situation

The property is prominently situated in an established commercial and residential location, on the corner of Greenford Avenue, at its junction with Cowper Road, close to Hanwell Underground Station (Elizabeth Line) and Drayton Green Railway Station. Nearby occupiers include Costcutter, Londis and numerous independent retailers and takeaways.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a ground floor shop with a separately-accessed 2-bed flat arranged on the first floor, accessed from Cowper Road.

VAT

VAT is not applicable to this lot.

Viewings

There will be two accompanied viewings on Friday 13th September and Friday 20th September, both from 10am to 11am. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant
Ground	Retail/Ancillary	78.10	(840)	VACANT
First	2-bed Residential flat	69.00	(742)	VACANT
Total		147.10	(1,582)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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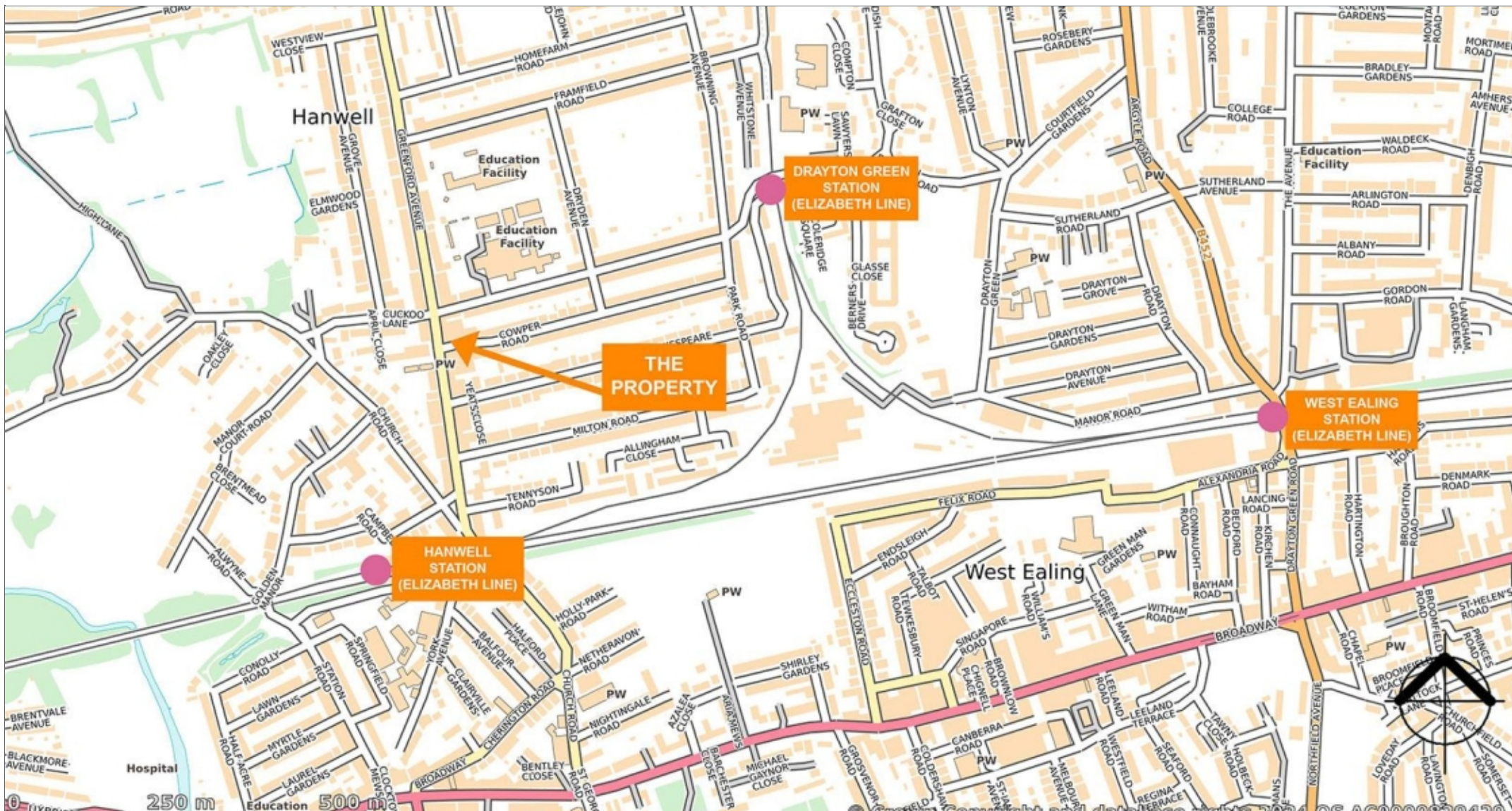
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2024