

Lot 3, 339 Rayners Lane, Rayners Lane, London,

HA5 5EN

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential & Development Opportunity

www.acuitus.co.uk

Lot 3, 339 Rayners Lane, Rayners Lane, London,

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Property Information

Freehold Commercial, Residential & Development Opportunity

- 150 yards from Rayners Lane Underground station (Piccadilly and Metropolitan Line)
- Includes vacant shop on ground, lower ground and basement floors
- Large separately-accessed 3-bed maisonette above, let on AST, accessed from front
- Maisonette approximately 1,006 sq. ft.
- Includes parking for about 5 cars to the rear
- Development/Change of Use Opportunities (subject to consents)
- Nearby occupiers include Tesco Express, Sainsbury's, Iceland Supermarket, Costa Coffee and numerous independent retailers and restaurants
- VAT not applicable

Lot

3

Auction

12th December 2024

Rent

£9,600 per Annum Exclusive (Maisonette) plus vacant shop

Sector

High Street Retail, Residential, Development

Status

Available

On the Instructions of Dignity Funeral Directors

Auction Venue

Live Streamed Auction

Location

Miles 16 miles north-west of Central London
Roads A40, A404, A406, M25
Rail Rayners Lane (Piccadilly and Metropolitan Line)
Air London Heathrow Airport, London Luton Airport

Situation

The property is prominently situated in an established retail parade, on the west side of Rayners Lane, 150 yards from Rayners Lane Underground station (Piccadilly and Metropolitan Line). Nearby occupiers include Tesco Express, Sainsbury's, Iceland Supermarket, Costa Coffee and numerous independent retailers and restaurants.

Tenure

Freehold.

EPC

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

Description

The property comprises a shop arranged on the ground, lower ground and basement floors, with a separately-accessed 3-bed maisonette on the first and second floors, accessed from the front. The property benefits from parking for about 5 cars to the rear.

VAT

VAT is not applicable to this lot.

Viewings

There will be two accompanied viewings on Friday 29/11/2024 and Friday 6/12/2024, both from 10am to 11am. If you would like to inspect, please confirm your attendance with your name and mobile number to alexander.auterac@acuitus.co.uk.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground Lower Ground Basement	Retail/Ancillary Ancillary Ancillary	47.57 19.32 54.44	(512) (208) (586)	VACANT	-	-
First Second	Residential - 3-bed maisonette	48.63 44.87	(523) (483)	AN INDIVIDUAL	6 month AST from completion at £800 pcm	£9,600
Total		214.83	(2,312)			£9,600

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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2024