

Lot 2, 356 Greenford Avenue, Hanwell, London,

W7 3DA

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Entirely let until January 2035 (no breaks) t/a Deep Sea Fish Bar
- Includes separately accessed 2 bed flat
- Low rent
- Important January 2025 Rent Review - not yet actioned
- VAT free investment
- Popular West London suburb

Lot

2

Auction

27th March 2025

Rent

£23,000 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

9 miles west of Central London, 4 miles north east of Heathrow Airport

Roads

A40, A406, A4020, A4127

Rail

Hanwell (Elizabeth Line), West Ealing (Elizabeth Line), Castle Bar Park Railway Station

Air

London Heathrow Airport

Situation

The property is prominently situated on the corner of Greenford Avenue and Beechmount Avenue, close to Hanwell Underground Station (Elizabeth Line). The property is located in an established commercial and residential location, with occupiers including Wenzel's, Co-op Food, Well Pharmacy and numerous independent retailers and takeaways.

Tenure

Freehold.

EPC

C55 (Retail)

Description

The property comprises a ground floor shop with a separately accessed two bedroom flat on the first floor accessed from Beechmount Avenue and benefitting from a rear garden and garage.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/take away Residential - 2 bed flat	91.64 -	(986) -	S. TANAYDIN t/a Deep Sea Fish Bar	20 years from 05/01/2015 until 04/01/2035	£23,000	05/01/2025 (2) 05/01/2030
Total Approximate Commercial Floor Area		91.64	(986)			£23,000	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) The January 2025 rent review is outstanding and has not yet been actioned.

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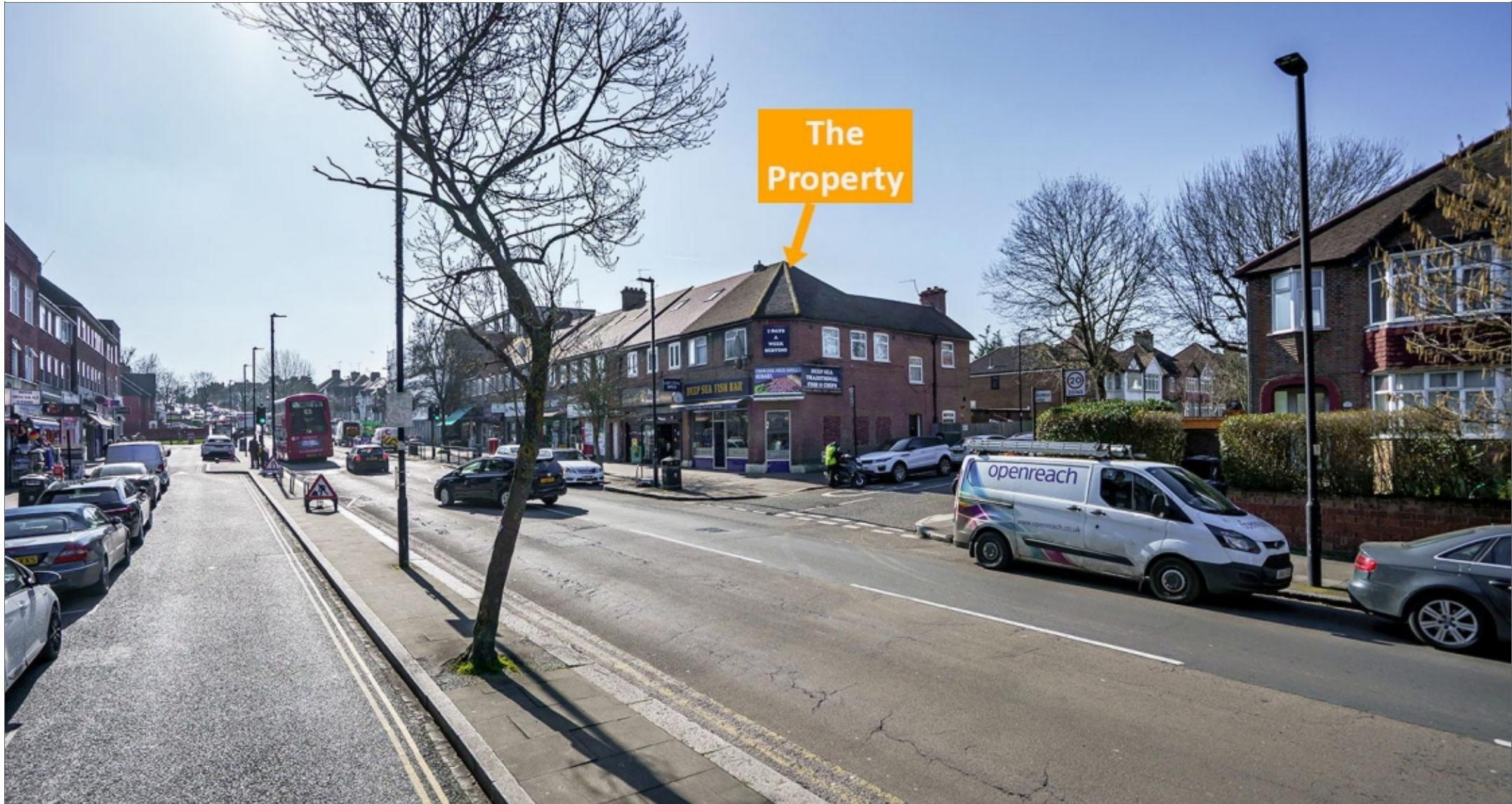
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2024