

**REFERENCE:** 16053 -Freehold Retail and Residential Investment, North West London



## Freehold Retail and Residential Investment - North West London

**ADDRESS:** 81 Swakeley Road, London UB10 8DQ

- Investment comprises a food store and 6 room House with multiple occupation above on 2 floors
- Residential development consent STPP
- Prominent corner Location with potential to add advertising hoarding
- Located in popular North West London Suburb
- Upper parts modernized at a cost of £120,000 in 2019

### LOCATION

Ickenham is a well-connected commuter town located 17 miles north west of Central London, with access to Ickenham Underground and West Ruislip and Hillingdon Railway stations, and close access to A40, M25 and M40. Heathrow Airport is 7 miles away

### SITUATION

The property is prominently located on the south side of Swakeley Road, close to the junction with Ivy House Road. Nearby occupiers include Coop Food, Corals and J D Wetherspoon together with numerous local traders

### DESCRIPTION

The property is arranged as Ground Double shop with access to the 6 room Upper parts from the front of the property. The upper parts were refurbished in 2019, with new electrics, plumbing, heating, new kitchen, bathroom, and general decoration at a cost of £120,000

### ACCOMMODATION

Ground Floor Shop: 1360 sq ft, First floor 845 sq ft, Second Floor 596 sq ft **Total 2801 Sq ft**

### TENANCY

Ground floor is let to Cost Save for 20 Years commencing 24 June 2016, at £21,000 per annum, with 5 year FRI upward only reviews at Market rent. First floor is let to on an AST for 1 year from 25 May 2020, at a rent of £37800 per annum

**RENT:** £58,800 p.a.

**VAT:** Not Applicable

**PRICE:** Offers in excess of £1,075,000 – 5.2% net

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