

# RETAIL PREMISES WITH RESIDENTIAL FREEHOLD AVAILABLE

3 TEIGNMOUTH GARDENS, GREENFORD, PERIVALE, UB6  
8BZ



## KEY FEATURES

- RARE FREEHOLD OPPORTUNITY
- CORNER FRONTAGE
- TESCO SUPERSTORE NEARBY
- 6 RESIDENTIAL FLATS INCLUDED
- LARGE RETAIL UNIT

## LOCATION

Perivale is a suburb in the London Borough of Ealing, approximately 9 miles west of Charing Cross. It is situated on the Central Line and takes an average of 28 minutes to Oxford Circus by tube. The property is in close proximity to Perivale underground.

Date of Issue: 13/11/2018

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## DESCRIPTION

The subject property comprises a three-storey building, with retail at ground floor only. The first and second floors are made up of six one bedroom flats with four currently let on ASTs.

The ground floor was previously utilised as a Lloyds Bank branch, with storage, toilets and a staff room.

There is an enclosed rear yard to the back of the property with an external staircase use as a fire exit for the bank, and first and second floor flats.

## ACCOMMODATION

Floor	NIA Sq M	NIA Sq Ft
Ground Floor	217.29 sq m	2,339 sq ft
<b>TOTAL</b>	<b>217.29 sq m</b>	<b>2,339 sq ft</b>

## TENURE

The premises are available on a freehold basis, including the 6 residential flats.

More information is available on request.

## PRICE

Guide Price of £1,995,000

## VIEWINGS BY PRIOR APPOINTMENT:

### Conor Wood

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### Luke Pasterfield

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## RATES

We are informed by the Local Rating Authority that the current Rateable Value of the retail unit is: £9,400.

The UBR for 2018/19 is 48p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred relating to this transaction. Subject to contract.

## EPC

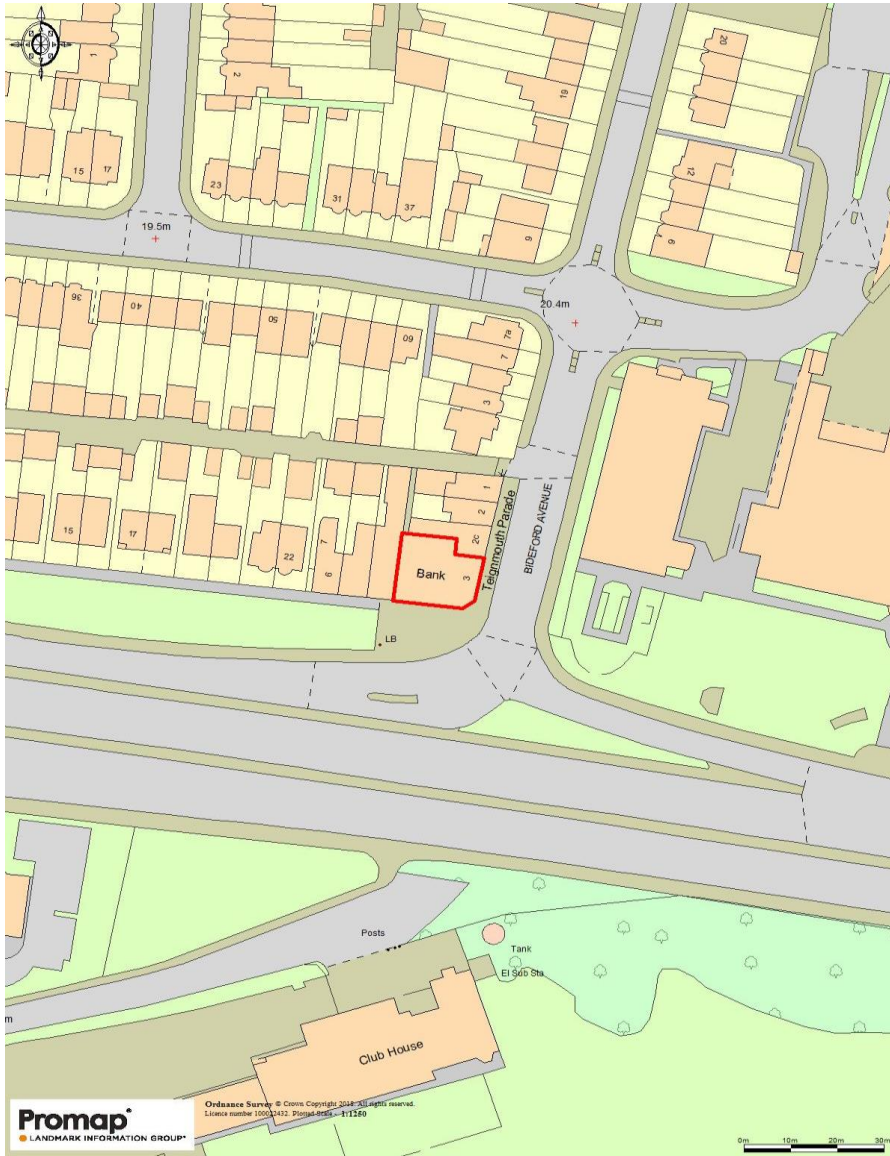
Available upon request.

## CBRE Limited

Henrietta House,  
Henrietta Place  
London W1G 0NB

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**Not to scale.**

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