



£149,950

Boston Road, Hanwell, W7



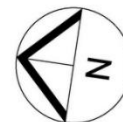
- A1 Use
- New 125 Year Lease
- 6% Yield As Investment
- Newly Renovated
- Vacant Possession
- Excellent Location

An opportunity to acquire a new leasehold commercial property in popular Hanwell. This retail shop boasts a fantastic location close to Hanwell Broadway and comprises shop (A1 use), shower room and separate kitchen area. The property boasts a new 125 year lease, rent expected is £10,000 per annum, representing over 6% yield and ground rent £250 per annum. Situated on Boston Road, between Hanwell (Elizabeth line) & Boston Manor (Piccadilly line) stations, close to an abundance of residential developments, the perfect area to invest or trade. Council Tax Band C. EPC Rating C



Boston Road W7 3SJ

Approximate Gross Internal Area = 26 sq m / 279 sq ft



Kitchen 2.25 x 1.54 7'5" x 5'1"	Shower Room 1.54 x 1.52 5'1" x 5'0"
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Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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EPC Rating C