



## SITUATION

Located close to the junction with Staines Road in this established parade amongst a variety of independent retailers as well as a **Ladbrokes** and **Century 21 Estate Agents**, all serving the surrounding residential population.

Hatton Cross Underground Station (Piccadilly Line) and Feltham Rail Station are both within 1 mile of the property.

Feltham lies approx. 2½ miles west of Hounslow town centre and 13 miles west of central London, ideally situated for Heathrow Airport.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Rear Garden/Yard** and use of a rear service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'3"
Internal Width	17'5"
Shop Depth	28'11"
Built Depth	40'0"
WC	

### First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom and separate WC

**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**



**Note 1: The property has the following potential, all of which are subject to obtaining the necessary consents:**

- Extend at the rear of the shop as per the adjoining properties to create a separate commercial or residential unit which could also be accessed from the front.
- Extend the first floor at the rear and into the loft to create 2 x 1 bed flats.
- Convert the shop into residential use.

**Note 2: The Vendor has received an offer from a Barber to rent the shop (excluding the flat) at £15,600 p.a. for a term of 15 years with a 3 month deposit and a 3 month rent free period.**

# Vacant Shop & Flat with Potential to Extend

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

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