



SITUATION

Located close to the junction with Sunbury Road in this established retail parade, amongst a variety of independent traders and serving the local residential neighbourhood midway between Feltham and Sunbury-on-Thames.

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 terrace building comprising a **Deep Ground Floor Shop** with separate rear access from a service road to a **Self-Contained Flat** on the first and second floors.

There is a 9'9" deep **Front Forecourt**, a small **Rear Hardstanding Area** and both the shop and flat benefit from gas central heating.

ACCOMMODATION

Deep Ground Floor Shop

Gross Frontage 18'2"

Internal Width 16'8"

Shop Depth 49'0"

Built Depth 66'2"

WC

Rear Office Approx. 200 sq ft plus Shower Room/WC

First & Second Floor Flat

2 Bedrooms (one with ensuite Shower Room/WC),

Living Room, Kitchen, Bathroom/WC

(GIA Approx. 875 sq ft)



VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

Note: The Property was completely refurbished 3 years ago, with a new shop front and rear single storey extension, marble tiled floors and walls, new kitchen & bathroom and some carpeted areas.

Vacant Shop & 2 Bed Flat

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Athawes Son & Co

Tel: 020 8992 0056 Ref: Mark Stevens

Email: mark@athawes.co.uk

Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6982 Ref: Jaymini Ghelani

Email: jg@axiomstone.co.uk

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'**