

**FREEHOLD INVESTMENT & DEVELOPMENT POTENTIAL SSTP
TOGETHER OR SEPERATELY**



82a & 82b Enfield Road, Brentford, TW8 9PB

Front Property is Occupied on a Protected Tenancy Generating £9,900 PA

£165,000 Reflecting a Gross Initial Yield 6%

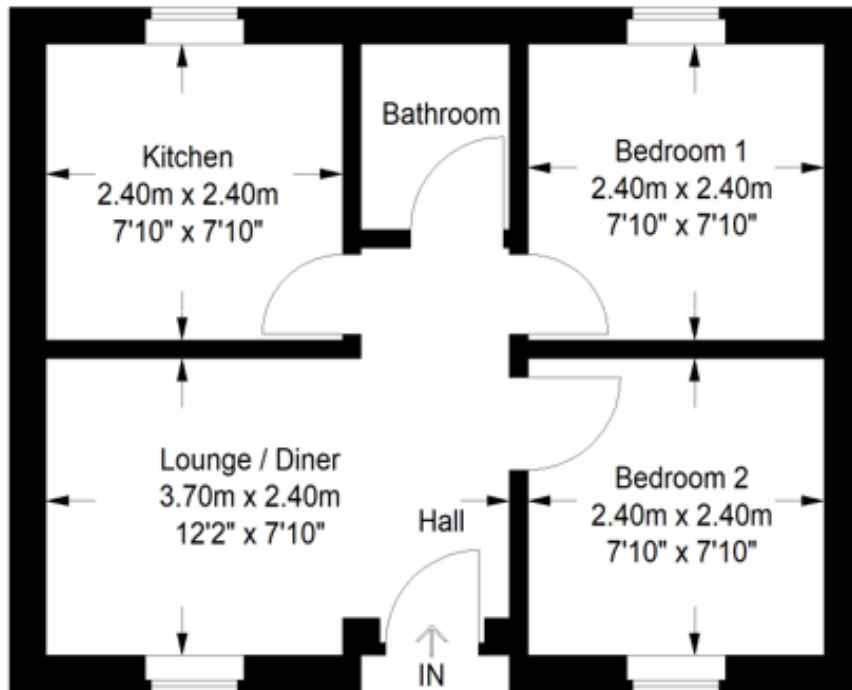
**Rear Property Currently Occupied on an AST Tenancy Agreement
To be Sold Occupied of with Vacant Possession**

PRICE £285,000

Together - £450,000 For the Freehold Interest

Location:

Enfield Road is a residential backwater located in Brentford near South Ealing. Rail Connections are at Northfields or South Ealing Underground (Piccadilly Line) or Brentford (Main Line – South Western & Hounslow Loop Line).

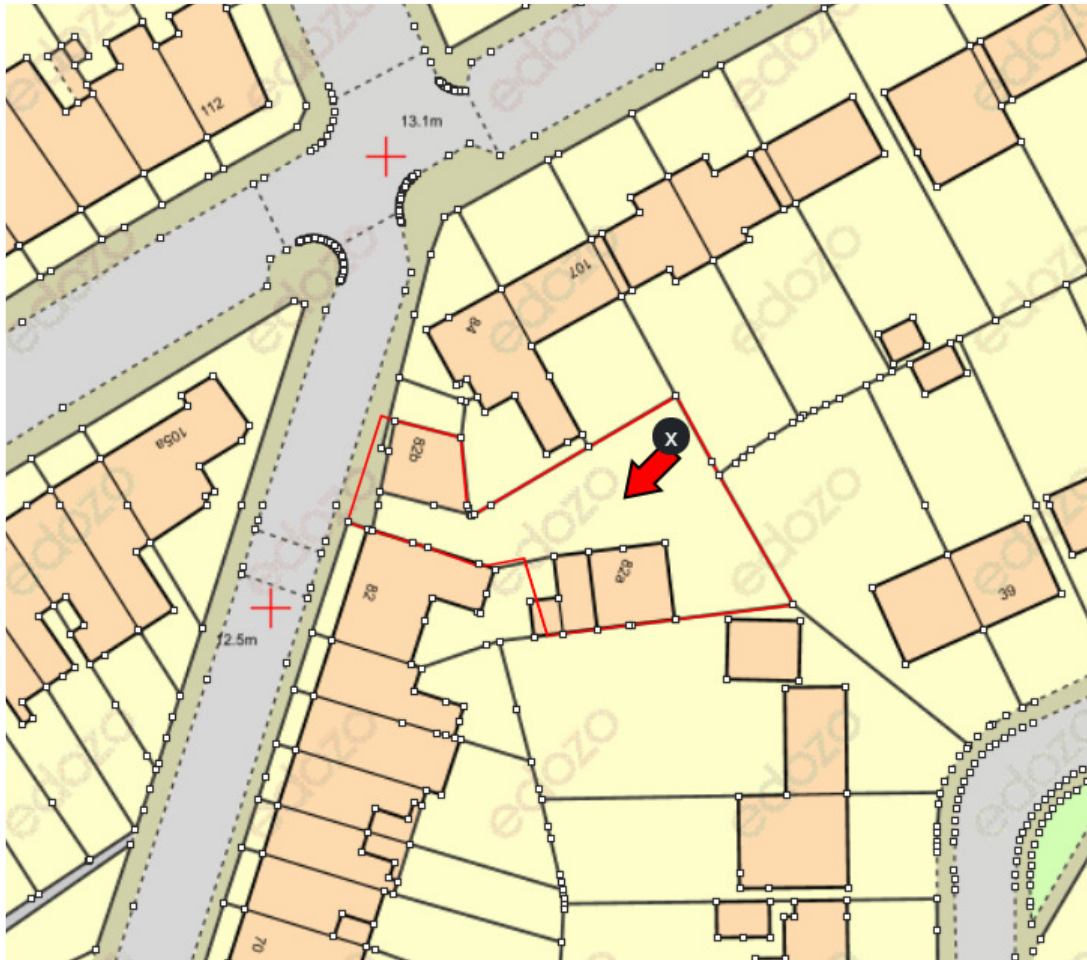
**DESCRIPTION:**

The front property 82b is occupied on a protected tenancy and paid by Omnia Housing Ltd. The rear, 82a is on a 6-month AST agreement. 82a can be sold with the income stream or with vacant possession. The properties are being offer separately or together.



The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. The vendor does not make or give, and neither do Featherstone Leigh Commercial or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

Site Plan:



Total Site Area: 376.92 m² / 4,057 ft²

0.038 ha / 0.093 acres

Perimeter approx. 103.52 m²

VAT: The owners have advised Featherstone Leigh that the building is not VAT elected, interested parties should make their own enquiries.

EPC's: Available on request

LEGAL COSTS: Each party to bear their own legal costs.

ENQUIRIES:

For all enquiries, please contact the sole agents Featherstone Leigh:

Mani Shebanni (020 8994 6567) - msheibani@featherstoneleigh.co.uk

Andrew Weeks (020 8332 2707) - aweeks@flcproperty.co.uk

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