



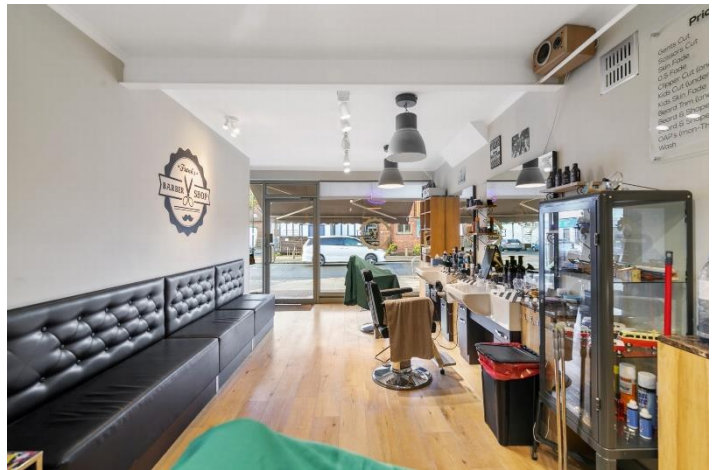
£225,000

Boston Road, Hanwell, W7



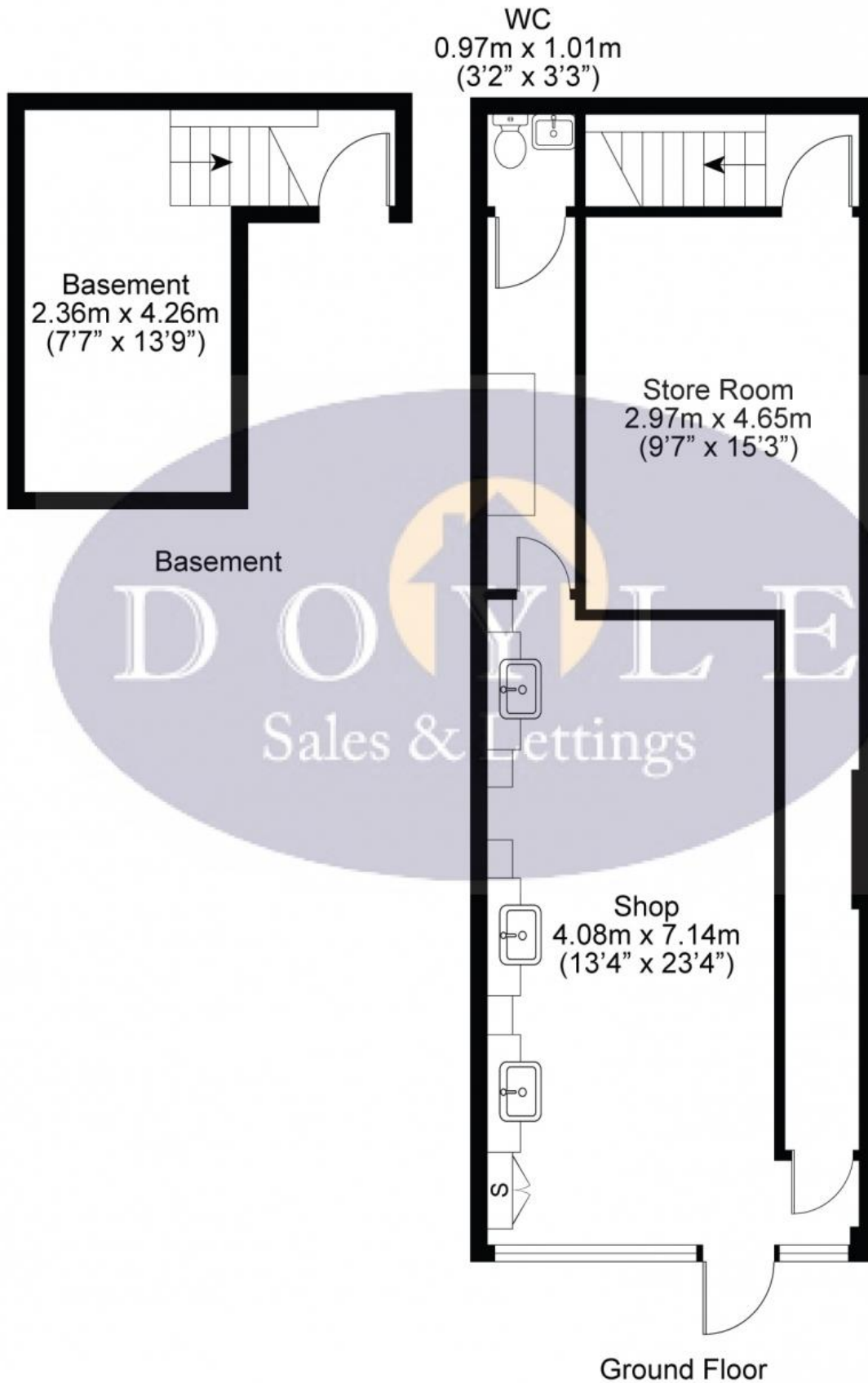
- 999 Year Lease
- Commercial Property
- Investment Opportunity
- Almost 700 Sq Ft
- Approx 5% Yield
- Excellent Location

An investment opportunity to acquire a long lease (999 year) commercial property in popular Hanwell. This retail shop boasts almost 700 sq ft and comprises shop (currently barber shop), toilet, storeroom and basement store area. The current tenant has 6 years unexpired of a 20 year lease, with rent set at £13,511 per annum, representing approx. 5% yield. Ideal location on Boston Road, mid way between Hanwell & Boston Manor stations, close to an abundance of residential developments, the perfect area to invest.



Boston Road, W7 3QJ

Approx. Gross Internal Area = 64.0sqm / 688.9sqft



Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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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