

12 & 12A VILLAGE WAY EAST,
RAYNERS LANE, HA2 7LU


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**A5 TAKEAWAY WITH 2 BEDROOM MAISONETTE
FREEHOLD INVESTMENT FOR SALE**



LOCATION

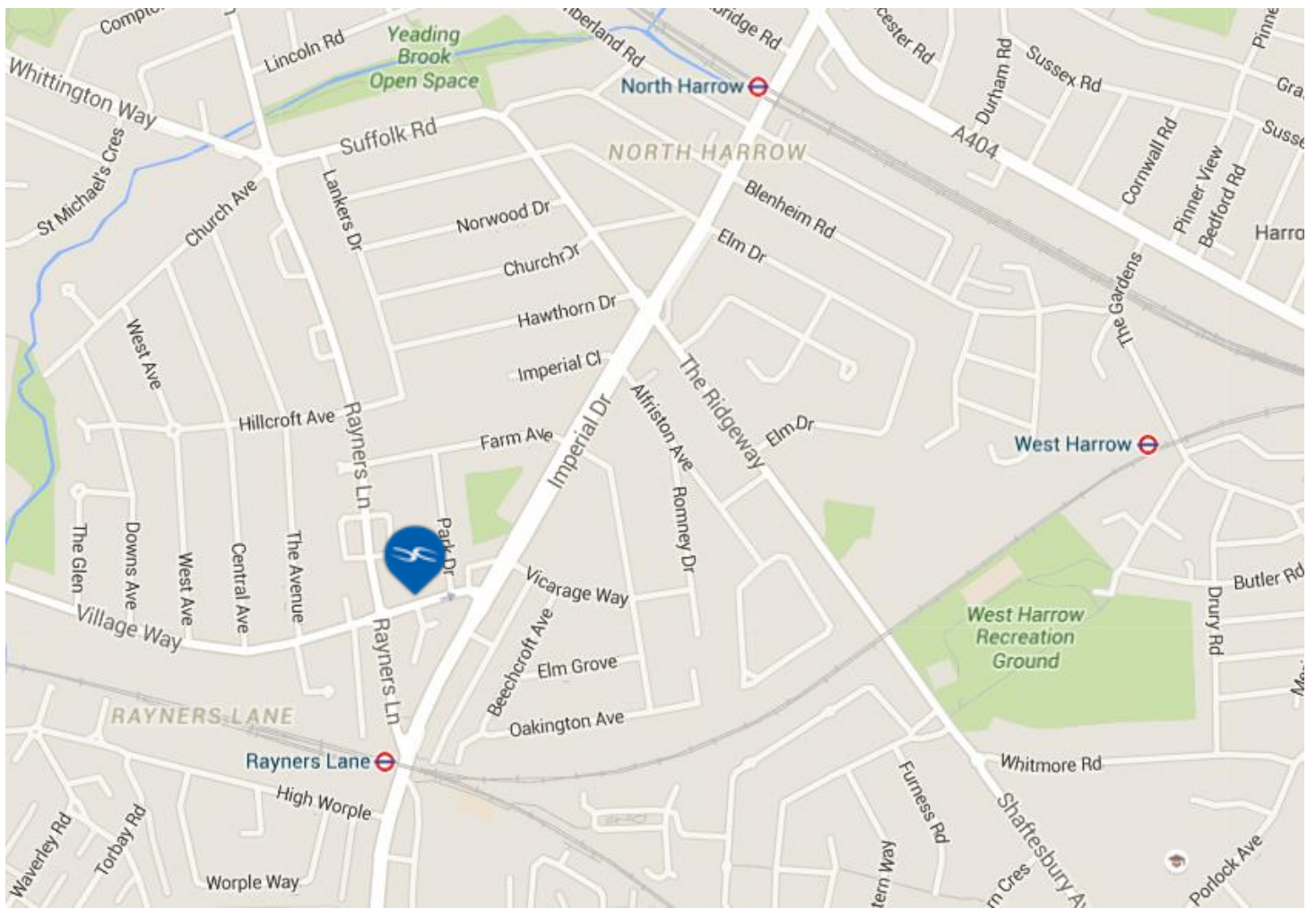
The property is located on the North Side of Village Way East midway between its junctions with Rayners Lane and Park Drive. It is in a prominent position in the centre of the town close to the Metropolitan and Piccadilly Line Underground Station and numerous other shops.

ACCOMMODATION

The premises comprise a mid terrace lock-up shop totalling 920 sq ft on ground floor with spacious a two bedroom maisonette with lounge, kitchen and bathroom on the first and second floors having entrances at the front and rear and central heating and double glazing. To the rear there is a roughly surfaced yard area with rear service road access. The premises has an EPC rating of D.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





OCCUPANCIES & INCOME

The ground floor take away is occupied by an individual who has been in occupation for approximately 16 years and currently pays £12,000 per annum exclusive. We understand that a formal tenancy is not in place.

The residential upper parts are let by way of an Assured Shorthold Tenancy for a fixed term of 6 months from 27 October 2015 at a rent of £1,100.00 per calendar month including Council Tax which we understand to be within Band C being an annual cost of £1,386.00.

The total net income is in the region of **£23,800 per annum**. Prospective purchasers are advised to satisfy themselves as to the status of the ground floor occupier.

TERMS

The freehold is available subject to the occupancies outlined above for a price of **£495,000** subject to contract and exclusive of VAT if applicable.

VIEWINGS

Strictly by appointment through sole agents –

GEORGE MORIARTY

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