

TELEPHONE

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WITH DEVELOPMENT POTENTIAL

13/13a & 14/14a Boston Parade Boston Road London, W7 2DG

FREEHOLD – For Sale

Shop/showroom (A1 Use) – 2,675 sq.ft. (248.52m²)

Plus 2 x Self Contained upper parts (740 sq. ft. each)



Photo reduced to increase upload speed

LOCATION

Forming part of this busy parade of shops, restaurants, etc. on the east side of Boston Road (A3002), midway between the junctions with Cawdor Crescent and Haslemere Avenue. Approximately 150 yards to the north of Boston Manor (Piccadilly line) TfL station. Boston Road/Boston Manor Road is a main through road linking the Uxbridge Road (A4020 – Hanwell) to the north with the Great West Road (A4 – Brentford) to the south. The surrounding area is densely populated residential, interspersed with a number of commercial users. Bus routes serve the area, and the M4 motorway and North and South Circular Roads are relatively close by.

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DESCRIPTION

These two adjoining properties have been opened up at ground floor to form a large double shop/showroom unit with workshops/storage to the rear, with their two upper parts still self contained and accessed from the rear service road.

13/13A BOSTON PARADE

Ground Floor Sales Area - 800 sq. ft. (74.32m²)
Rear Stores - 485 sq. ft. (45.06m²)
Plus W.C./washroom and kitchen at 1st floor. Rear access off Cawdor Crescent
Vacant – A1 retail use

First Floor Gross Internal Area – approx, 740 sq. ft. (68.75m²)
Arranged as 3 rooms, kitchen and bathroom with W.C.
Rear access, recently refurbished.
Let on an A.S.T. currently at £975 p.c.m.

14/14A BOSTON PARADE

Ground Floor Sales Area - 775 sq. ft. (72.00m²)
Rear Stores - 615 sq. ft. (57.14m²)
With W.C./Washroom and kitchen. Rear access off Cawdor Crescent
Vacant – A1 retail use

First Floor Gross Internal Area – approx. 740 sq. ft. (68.75m²)
Arranged as 3 rooms, kitchen and bathroom with W.C.
Rear access, newly refurbished.
Recently Let on an A.S.T. at £1,000 p.c.m.

FEATURES

Prominently located on the east side of Boston Road, close to Boston Manor TfL station. There is scope, subject to necessary planning consents, to reconfigure the double shop unit to 2 separate shop units, and to possibly extend the residential flats within the roof voids.

TERMS

The **FREEHOLD** is being offered, possibly with vacant possession upon completion, subject to contract only.

PRICE: 13/13a and 14/14a Boston Parade = £995,000

If sold individually:

13/13a Boston Parade = £500,000

14/14a Boston Parade = £500,000

LEGAL COSTS

Each party to be responsible for its own legal costs in this transaction.

However, the purchaser has to pay the vendor's solicitor £5,000 prior to the draft contract being sent out, such sum will either be, forfeited in the event the purchaser withdraws, for whatever reason, or deducted from the purchase price upon completion.

VENDOR'S JOINT SOLE AGENT

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