



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

LARGE DOUBLE FRONTED RETAIL UNIT & 2 SELF CONTAINED FLATS

FREEHOLD – For Sale

Shop/Showroom - 2,675 sq ft (248.52 sq m)

2 x self contained flats (740 sq ft each)



**13 & 14 Boston Parade
Boston Road
London W7 2DG**

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PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
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Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

LOCATION: Forming part of this busy parade of shops, restaurants, etc. on the east side of Boston Road (A3002), close to the junction with Cawdor Crescent, approximately 150 yards to the north of Boston Manor (Piccadilly line) London Underground 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. Free, short term parking is available to the front of the premises and on Cawdor Road.

DESCRIPTION: Prominent shop, virtually all ground floor double unit 2,675 sq.ft. (248.52 sq.m.)

Ground Floor -	Net Window Frontage	39' 9"	(1212m)
	Gross Frontage	42'	(12.80m)
	Max Built Depth	79'6"	(24.24m)
		No 13	No 14
	Sales Area	800 sq.ft. (74.32 sq.m.)	775 sq.ft. (72 sq.m.)
	Rear Stores	485 sq.ft. (45.06 sq.m.)	615 sq.ft. (57.14 sq.m.)

TOTAL DOUBLE UNIT 2,675 sq.ft. (248.52 sq.m.)

The above measurements are approximate and for guidance only)

First Floor - 13a – Arranged as 3 rooms, kitchen and bathroom with W.C.
Gross internal area approximately 740 sq ft (68.75 sq m)
Let on an A.S.T currently at £975 pcm

14a – Arranged as 3 rooms, kitchen and bathroom with W.C.
Gross internal area approximately 740 sq ft (68.75 sq m)
Let on an A.S.T currently at £1,000 pcm

TERMS: The **Freehold** is being offered with vacant possession upon completion, at a guide price of **£950,000**, subject to contract only.

No 13/a and no 14/a Boston Parade can be purchased separately, with vacant possession upon completion, at a guide price of **£500,000** each, subject to contract only.

LEGAL COSTS: Each party is to be responsible for its own legal costs. However, the purchaser has to pay the vendors solicitor £5,000 prior to the draft contract being submitted, such sum will either be, forfeited in the event the purchaser withdraws, for whatever reason, or deducted from the purchase price upon completion.

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: By prior appointment with joint sole agents

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Or

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SUBJECT TO CONTRACT