



HILTONS ESTATES



Sussex Road, Southall, UB2 5EG

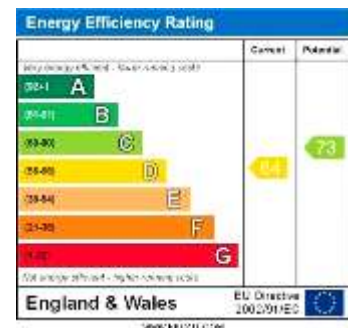
Offers Over Offers Over £524,950

Property Summary

This freehold commercial property in Sussex Road, Southall, UB2, presents a lucrative investment opportunity. Boasting a spacious ground unit with prominent shop front and rear offices, the property also includes a well-maintained two-bedroom residential flat on the first floor with a separate entrance. Generating a total rental income of £2,700 per month, with £1450 pcm from the residential unit, the property offers a competitive 6.17% yield. Conveniently located within walking distance of Crossrail, and with on-street parking available, it is strategically positioned close to local amenities and schools. This versatile property promises a steady income stream and holds significant potential for savvy investors. Call NOW for further details, not to be missed.



- Ground unit with shop front, offices, and a first-floor 2-bed flat
- £2,700 pcm (6.17% yield)
- Walking distance to Crossrail, on-street parking, close to amenities and schools
- Lucrative opportunity with versatile income potential
- Call NOW for further details, not to be missed, Viewings available.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements