



HILTONS ESTATES



Sussex Road, Southall, UB2

Offers Over £524,950

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.
- 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.