

Lot 6, 2 New Broadway, Uxbridge Road, Hillingdon,

Greater London UB10 0LH

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Freehold Retail and Residential Opportunity

www.acuitus.co.uk

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Property Information

Freehold Retail and Residential Opportunity

- Comprises Ground Floor Restaurant and First Floor flat
- Prime Town Centre Retail Location
- Popular London suburb
- Nearby Occupiers include Costa Coffee, Marks and Spencer, Dominoes Pizza and an eclectic mix of local occupiers

Lot

6

Auction

3rd November 2022

Vacant Possession

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

2 Miles South East of Uxbridge, 15 Miles West of the City of London

Roads

A4020, A437, M40, M25

Rail

Hillingdon Underground Station (Metropolitan and Piccadilly lines)

Air

London Heathrow Airport

Situation

New Broadway is a local mixed use parade off the north side of the busy Uxbridge Road approximately 2 miles equidistant between Southall to the East and Uxbridge to the West. The property is located close to the junction with Lees Road. Hillingdon benefits from Hillingdon underground station which is on the Metropolitan and Piccadilly lines and the town is 5 miles North of Heathrow Airport. Nearby occupiers include Costa Coffee, KFC, Dominoes Pizza and Marks and Spencer.

Tenure

Freehold.

EPC

Band E

Description

The property comprises a mid terraced mixed use building comprising a lock up retail unit on the ground floor and a flat on the upper floor.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sqm)	Floor Areas (Approx sq ft)	Possession
Ground First	Restaurant Residential	47.70 Not Measured	(513) -	VACANT POSSESSION
Total Approximate Commercial Floor Area		47.70	(513)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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September 2020