

1328 Uxbridge Road, Hayes End Hillingdon, Greater London UB4 8JG

lot 3

Freehold Retail and Residential Investment

- Highly reversionary retail unit with self-contained flat on upper floors
- Prominently located on Uxbridge Road next to Iceland Food Store

- Popular London suburb which forms part of the proposed Crossrail Route
- Nearby occupiers include Iceland, Betfred, Euronics and Boots Pharmacy
- Asset Management Potential

Rent
£30,000 per
annum
exclusive



On the
Instructions
of



Location

Miles: 17 miles north-west of Central London
Roads: A4020, M4 (Junction 4), M25 (Junction 15)
Rail: Hayes & Harlington Rail (Proposed Crossrail Route - Elizabeth Line)
Air: London Heathrow Airport

Situation

The property is situated on the northern side of the busy Uxbridge Road (A4020) forming part of a local retail parade in a predominantly residential area. Nearby occupiers include Iceland, Betfred, Euronics and Boots Pharmacy. Hillingdon is home to Brunel University and forms part of the proposed Elizabeth line Crossrail route which is due to be delivered by 2019 providing direct access to Paddington, Heathrow and Liverpool Street.

Description

The property comprises a ground floor double fronted retail unit with first floor office/ancillary accommodation. At second floor is a self-contained four bedroom flat accessible to the rear of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	285.58 sq m (3,074 sq ft)	INDIVIDUAL (t/a The Discount Store)	10 years from 24/06/2004	£30,000	Holding Over
First	Office/Ancillary	166.11 sq m (1,788 sq ft)				
Second	Residential	Four Bedroom Flat				
Total Commercial Area		451.69 sq m (4,862 sq ft)			£30,000	

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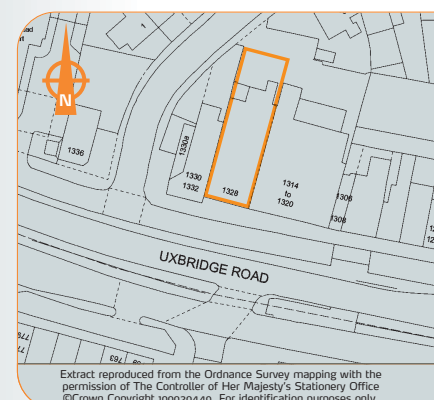
Buyer's Legal Report Service

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