

# Lot 7

£54,900 per annum exclusive

## 328-330 Uxbridge Road, Hatch End, Greater London HA5 4HR Freehold Restaurant and Residential Investment



### Key Details

- Affluent North London suburb
- Restaurant with self-contained four bedroom flat above
- VAT-free investment

On behalf of  Mapeley

### Location

Miles: 14 miles north-west of Central London  
4 miles south of Watford  
3 miles north of Harrow

Roads: A410 (Uxbridge Road), A404, M1, M25

Rail: Hatch End Railway Station

Air: London Heathrow and London Gatwick Airports

### Situation

Hatch End is an affluent London commuter town located 14 miles north-west of Central London. The property is located in a central trading position on the north side of Uxbridge Road, close to its junction with Cornwall Road, 400 metres west of Hatch End railway station. Occupiers close by include Costa, Coral, NatWest and Tesco.

### Description

The property comprises a ground floor restaurant with self-contained residential accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

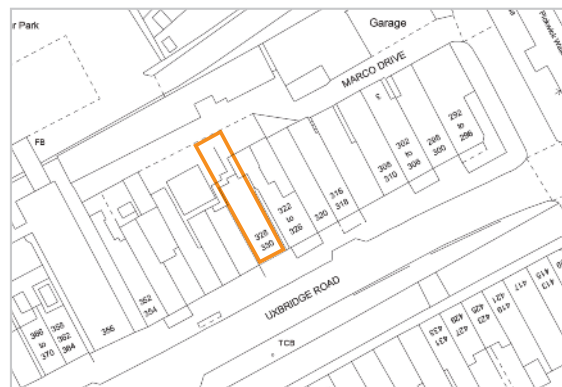
VAT is not applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	155.88 sq m (1,678 sq ft)	INSPIRED INDIAN LTD t/a Sakonis (1)	15 years from 04/04/2017 (2)	£37,500 (3)	2022 & 2027 (2)
First & Second	Residential	6 Rooms, Kitchen and Bathroom 166.29 sq m (1,790 sq ft)	INDIVIDUALS	AST for 1 year from 01/11/2015	£17,400 (annualised)	Holding Over
<b>Total</b>		<b>322.17 sq m (3,468 sq ft)</b>			<b>£54,900</b>	

- (1) Sakonis trade from two shops (Source: www.sakonis.co.uk).
- (2) Tenant's option to break in 2022 and 2028 upon 6 months' prior notice.
- (3) Rent deposit of £22,500 held.



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