

692/694 Uxbridge Road,  
Hayes, Greater London UB4 0RX

Freehold Shop and Residential Investment

**Lot 1**

£30,800 per annum  
exclusive



### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
No 692 Ground	Retail	105 sq m (1,130 sq ft)	ASIAN AFRICAN FOODS LIMITED (1)	10 years from 09/06/2005 (2)	£20,000 (3)	08/06/2015 Holding Over
No 694 First Second	Residential	3 rooms, kitchen & bathroom	Individuals	AST for 1 year from 07/12/2015	£10,800 (annualised)	Holding Over
<b>Total Commercial Area</b>		<b>105 sq m (1,130 sq ft)</b>			<b>£30,800</b>	

- (1) The tenant uses the shop (no 692) to house stock and trades from another shop close by.  
 (2) Lease renewal negotiations for a new 10 year lease have taken place but the matter remains outstanding.  
 (3) Rent Review 2015 has not been triggered.

### Key Details

- Popular North London suburb
- Includes self-contained 2 bedroom maisonette
- Occupiers close by include Tesco, KFC, Betfred, Paddy Power and Nationwide
- VAT-free investment

On Behalf of Mapeley  Mapeley

### Location

- Miles:** 15 miles west of Central London  
 5 miles north of Heathrow  
 7 miles east of Slough
- Roads:** A40, A4020, A312, M4 (Junction 3), M25 (Junction 15)
- Rail:** Hayes & Harlington Rail (Crossrail route – Elizabeth Line)
- Air:** London Heathrow Airport

### Situation

Hayes is 15 miles west of central London, 5 miles north of Heathrow Airport and 6 miles east of the North Circular Road. The property is situated on Uxbridge Road (A4020) forming part of a local retail parade in a predominantly residential suburb of Greater London. The property is located on Uxbridge Road, close to its junction with Warley Way. Occupiers close by include Tesco, KFC, Betfred, Paddy Power and Nationwide, amongst a number of local traders.

### Description

The property comprises a ground floor shop (No 692) together with a self-contained two bedroom maisonette (No 694) on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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