

Lot 12

£10,740 per annum exclusive and a vacant shop

696/698 Uxbridge Road, Hayes, Greater London UB4 0RX Freehold Vacant Shop and Residential Investment



Key Details

- Popular North London suburb
- Includes self-contained two bedroom flat
- Occupiers close by include Tesco, KFC, Betfred, Paddy Power and Nationwide
- VAT-free Investment

On Behalf of 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 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 (No 696) shop together with a self-contained two bedroom maisonette (No 698) on the first and second floors.

Tenure

Freehold.

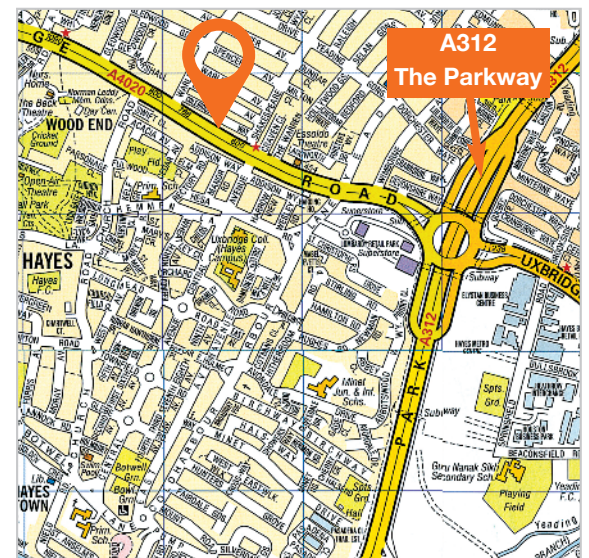
VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
No 696			VACANT			
Ground	Retail	81 sq m (872 sq ft)				
Ground Rear	Ancillary	31 sq m (333 sq ft)				
No 698			INDIVIDUALS	AST for 2 years from 01/09/2017	£10,740 (annualised)	2019
First & Second	Residential	3 rooms, kitchen & bathroom				
Total Commercial Area		112 sq m (1,205 sq ft)			£10,740	
		+ 2 bedroom maisonette				



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