

# Lot 18

£46,200 Per Annum  
Exclusive

## 761 & 763 Uxbridge Road, Hayes, Greater London UB4 8HY Freehold Retail & Residential Investment



### Key Details

- Popular North London suburb
- Prominent Roadside Location on Uxbridge Road (A4020)
- Includes self-contained 3 bedroom maisonette (1)
- Predominately Residential Suburb close to Hayes End Recreation Ground
- VAT-Free Investment

### 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 Morgan's Lane, 2 miles south east of Uxbridge Town Centre and 2 miles north east of Hayes Town centre. Occupiers close by include Iceland, Betfred, Met Police and a number of local traders

### Description

The property comprises a ground floor shop with a self contained 3 bedroom maisonette above.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

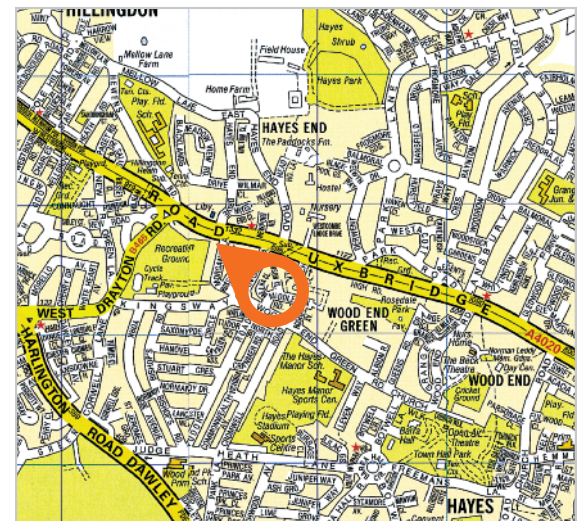
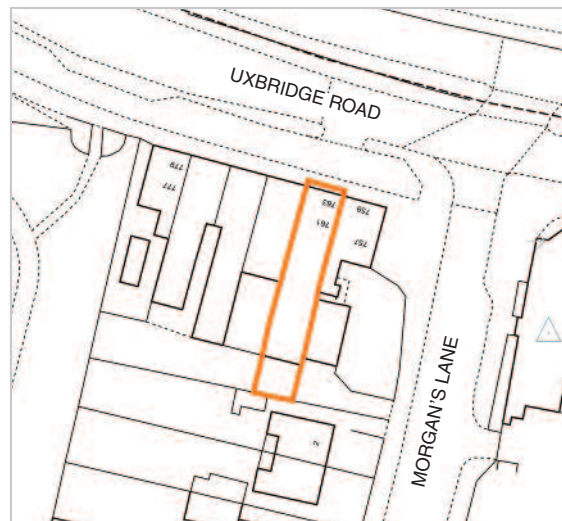
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## Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
761	Ground	Retail	64.70 sq m (696 sq ft)	Individual t/a Talwar Food & Wine	20 years from 20/12/2006	£30,000	20/12/2022 (19/12/2026)
763	First Second	Residential	3 bedrooms	Individual	12 month AST from 9/12/2018	£16,200	Holding Over
<b>Total</b>			<b>64.70 sq m (696 sq ft) Plus Maisonette</b>			<b>£46,200</b>	

### (1) Planning

The upper floors may benefit from future redevelopment to provide 1 x 2 bed & 1 x 1 bed flats, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Hillingdon Council at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)  
 The property has lapsed planning permission Ref: - 62029/APP/2017/2344 - First floor rear extension and enlargement of roofspace to create additional habitable floorspace to include a rear dormer and conversion to 1 x 2 bed flat and 1 x studio flat



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