

Lot 5

£18,000 Per Annum
Exclusive and vacant
first floor (1)

14 Station Road, Hayes, Middlesex UB3 4DY

Attractive Freehold Bank Investment on a New 5 year lease and Vacant First Floor (1)



Key Details

- Popular West London suburb
- Ground let to Santander UK PLC on a new 5 year lease (NO Breaks)
- Bank lease renewal from 25th December 2020
- VAT-free Investment
- Future alternative use potential of the upper floor (1)

On Instructions of a Major Property Company

Location

Miles: 15 miles west of Central London
5 miles north of Heathrow
7 miles east of Slough

Roads: A40, A312, M4 (Junction 3) M25 (Junction 15)

Rail: Hayes & Harlington Rail Station
(direct to London Paddington approx. 18 mins)

Air: London Heathrow

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 located in the town centre on Station Road close to its junction with Botwell Lane. Nearby occupiers include McDonalds, Costa, Superdrug, Boots, Lloyds, HSBC, Greggs amongst a number of other retailers.

Description

The property comprises a ground floor bank. (1) The first floor is vacant but with no access. The bank is connected at ground floor with the adjoining unit which is also occupied by Santander (the adjoining unit No16 is not included in the sale).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

There will be no internal viewings of the property due to Covid-19.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking	59 sq m (636 sq ft)	SANTANDER UK PLC (2) (3)	5 years from 25/12/2020	£18,000	(24/12/2025) (3)
First		34 sq m (374 sq ft)	Vacant (1)			
Total		93 sq m (1,010 sq ft)			£18,000	

- (1) Currently vacant with no access from within the property.
- (2) For the year ending 31st December 2019, Santander UK PLC reported a turnover of £7,224,000,000, a pre-tax profit of £1,012,000,000 and shareholders funds of £15,857,000,000 (Source: NorthRow 19/01/2021).
- (3) Please note this branch is on Santander's bank closure list announced on 26 March 2021.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to www.hillingdon.gov.uk



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