

Lot 10

The Star Public House, Uxbridge Road, Hillingdon, Middlesex UB10 0LY

GUIDE PRICE: £600,000



**FORMER PUBLIC HOUSE WITH
DEVELOPMENT POTENTIAL**

This imposing corner-sited building situated on the junction of the A4020 Uxbridge Road and Star Road offers development potential subject to obtaining any necessary planning consent that may be required. The property is currently in need of a fair amount of updating and modernisation and includes a large garden area to the rear. The property occupies a site area of approximately 0.204 of an acre and is currently offering accommodation over 3 floors with garaging at the rear of the site. We understand that the sale is subject to VAT and the property is being sold with the benefit of vacant possession.

ACCOMMODATION

Site area: 0.204 of an acre

Ground Floor Two bar areas, toilets and kitchen

First Floor Five rooms plus bathroom

Second Floor Four rooms plus shower room

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

Rateable Value: £18,000

VENDOR'S SOLICITORS

Surinder Syan, Montague Lambert, 41-41a Haven Green,
Ealing W5 2NX. Tel: 0208 997 2288

VIEWING TIMES

By appointment through the Joint Auctioneers. Buyers enter at their own risk. Please bring a torch.

JOINT AUCTIONEERS

Woodend Estates, 1 Byron Parade, Uxbridge Road,
Hillingdon UB10 0LZ. Tel: 020 8573 7200



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN