

Lot 13

1, 1a and 1b High Street Cowley, Middlesex UB8 2EB

GUIDE PRICE: £500,000



FREEHOLD MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

This prominently situated corner premises consists of two shop units and a large seven bedroom residential dwelling above. All units are currently let and income producing. The building is sold with the ongoing tenancies in force. The property forms part of a local parade approximately one mile to the south of Uxbridge town centre and within walking distance of the local Brunel University. The building offers an excellent investment opportunity and in our opinion there is scope to convert the uppers into two dwellings subject to obtaining any necessary planning consent.

ACCOMMODATION AND LEASE DETAILS

No.1 – Let on a five year lease to Nupad Lettings from 1st February 2007 at a rent of £9000pa. The tenant is currently in negotiation to extend this lease for a further five year term. Approx. 383sq ft

No.1a – Let on a five year lease to an Internet café from 4th January 2010 at £5400 pa. Approx. 335sq ft

No.1b – Let to a group of students from 15th June 2010 for a 12 month term at £36,000pa.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111
Rateable Value No. 1 £5400 and No.1a £4000

VENDORS SOLICITORS

Simon Nash, Bird & Lovibond, 3 Vine Street, Uxbridge,
Middlesex UB8 1RP, 01895 256151

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Christopher Neville 274 High Street, Uxbridge, Middlesex
UB8 1LQ. 01895 232000

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN