

Lot 49

UK Garage, Printing House Lane, Hayes, Middlesex UB3 1AP GUIDE PRICE: £775,000



FORMER PETROL FILLING STATION AND WORKSHOPS IN POPULAR LOCATION

This former petrol station and associated workshops has been utilised for car repairs and MOT facilities for a number of years and due to retirement by the current occupier is being sold. The property is available with the benefit of the ongoing business or can be offered vacant for development opportunities, subject to TUPE obligations being satisfied. The site offers a number of potential usages, subject to obtaining any necessary planning permission and is located within the heart of the commercial area of Hayes and Middlesex that is approximately 3 miles from Heathrow London Airport. The property occupies a site area of approx 0.2837 acres and will be of interest to owner/occupiers and investment purchasers.

ACCOMMODATION

Offices: approx 273sq ft, MOT bay approx 522sq ft, front workshop approx 636sq ft, further workshop approx 926sq ft, rear workshop approx 2091sq ft Overall space: approx 4,448sq ft. There are further offices to the first floor that have not been measured by the Auctioneers.

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Hillingdon 01895 250111
Adopted Rateable Value: £27,750 pa

VENDORS SOLICITORS

Mr C Snodin, Harold Benjamin Solicitors, Hill House,
67/71 Lowlands Road, Harrow, Middlesex HA1 3EQ
Tel: 020 8872 3035

VIEWING TIMES By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN