

Lot 22

The Orange Peel Hotel, Field Heath Road, Hillingdon Middlesex UB8 3NJ

GUIDE PRICE: £950,000



PUBLIC HOUSE WITH 7 B&B ROOMS AND PLANNING FOR FURTHER BLOCK OF 12 ROOMS

This detached public bar and hotel premises occupies a prominent double-fronted main road location adjacent to Hillingdon Hospital. The existing property that we understand to be Grade II listed has been refurbished to a good standard and includes 7 en-suite guest rooms above. There is a large cellar and an adjacent detached

barn to the premises that has been granted a Certificate of Lawfulness for use as a dwelling and is currently used as Manager's quarters. The rear of the property boasts a large beer garden and in addition there is seating to the front of the premises and a car park for the use of patrons.

The property has been granted planning under Ref 55905/APP/2010/966 for the erection of two storey building at the rear to provide a further 12 bedroom hotel block. In our opinion the property offers scope for other uses and development potential subject to obtaining any relevant planning permission that may be required. The building is located on Field Heath Road at the junction of Colham Green Road. We understand that this lot is subject to VAT.

ACCOMMODATION

The total site area is approximately 1417 sq m (0.035 acres).

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Hillingdon
01895 250111
Rateable Value: £22,000

VENDOR'S SOLICITORS

Mala Singh
Bradberrys Solicitors
452 Uxbridge Road
Hayes, Middlesex
UB4 0JT
020 8815 6962

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

1 Byron Parade, Uxbridge Road
Hillingdon, Uxbridge
Middlesex
UB10 0LZ
020 8573 7200



STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID