

LOT

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20 Blyth Road, Hayes,
Middlesex UB3 1BY

Guide Price £1,100,000*

**EXCELLENT COMMERCIAL INVESTMENT
PRODUCING £90,000 PA**



This excellent investment opportunity is located in a prime location, a short walk from Hayes and Harlington Main Line station, that connects to London Paddington and forms part of the proposed Crossrail route. Hayes Town Centre is with its shops and numerous bus connections is also close to hand. The property forms part of a new mixed development that consists of 120 flats that have been sold off on long leases. The subject lot is a commercial investment over two floors offering approximately 6800 sf of space. The investment is being sold with the benefit of a 15 year lease that has just commenced at a rent of £90,000 per annum. The lease is granted to a franchisee of Energy Gyms and we understand that there are no break clauses.

ACCOMMODATION

Two floors consisting of approximately 6800 sf.

TENURE

Long Leasehold 999 years with peppercorn ground rent.

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111
Rateable Value to be assessed.

VIEWING TIMES

By appointment through the Auctioneers.
All viewing are subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN