

55 - 55B COWLEY ROAD, UXBRIDGE, UB8 2AE

GUIDE PRICE £1,500,000











- Walking Distance to Uxbridge town centre, bus stops on the doorstep with routes to Uxbridge tube station & Brunel University
- The site comprises with 2 lock up shops with one bed flats above each of them & a storage yard being used for car sales currently.
- No. 55 Currently being used as a Tattoo studio which is on a licensed agreement. No. 55a is being used as a takeaway with a A5 license. No. 55b is currently being used as a storage yard for a car salesmen.
- The total rental income for 2 lock up shops, open storage yard & 2 x 1 bed flats is £72,500 Per Annum
- Site area combined 5900 Sqft Approx (0.14 Acres)

10 Central Parade, New Heston Road, Heston, Middlesex, TW5 0LH www.shawandcoestates.com 020 8570 7258 heston@shawandcoestates.com Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buy ers/tenants are advised to recheck the measurements