





Uxbridge Road, Hayes, UB4 8JF

£1,200,000

- Freehold Investment Opportunity!
- 2x Three Bedroom Apartments
- Well Established Covenant
- Total Annual Rent: £60,500 p.a.
- Great Location
- Large Ground Floor Public House

Description

The tenant currently occupies the entry ground floor commercial along with the first and second floor 3 bedroom apartments.

Total Annual Rent: £60,500 p.a.

Lease Expiring: 2031 (7 years remaining on a renewable lease).

JD Weatherspoon PLC have occupied the building for over 25 years and have recently refurbished the ground floor premises.

Next Rent Review: 2027.

Situation

Situated in North Hayes on the Uxbridge Road providing an array of amenities, along with a choice of bus routes to Heathrow and the Elizabeth Line.

Uxbridge road has a range transport links and shopping facilities are all close by.

You are a short drive to Uxbridge and Hayes/Southall locations and have easy access to the A40/A312 dual carriageways.

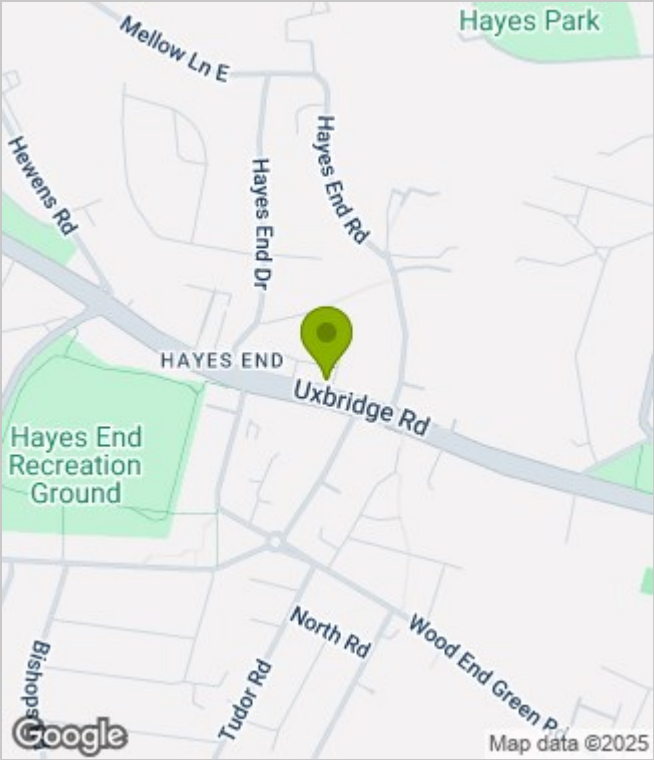
The newly opened Elizabeth Line is also easily accessible making journeys into central London a breeze. Metropolitan/Piccadilly Line trains run from Uxbridge Station.



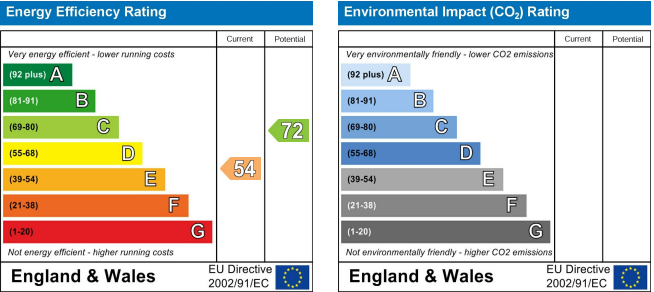
Floor Plans



Area Map



Energy Performance Graph



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