

FREEHOLD INVESTMENT FOR SALE



760 Sq. Ft. (70.63 Sq. M.)

19 Coldharbour Lane

Hayes

UB3 3EA

OFFERS OVER £300,000

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are located in the centre of Hayes close to the junction with Pump Lane and Botwell Lane, close to a number of local retailers and multiples including Subway, Lloyds Bank and Cancer Research.

Hayes and Harlington's train station (mainline) is just a short walk away. Hayes lies approximately four miles from Heathrow Airport and 13 miles west of Central London and benefits from good transport links via the A40 and M4(Junction 3).

Description

The property comprises mid-terrace building with ground floor shop unit with separate rear access to a self-contained two bedroom flat on first and second floor levels. The shop has been fitted-out for a travel agency business and benefits from open plan retail space plus individual office space.

The flat benefits from separate rear access at the rear. A lounge and kitchen on first floor plus two bedrooms and bathroom on second floor level.

Accommodation

		Sq. Ft.	M2
SHOP			
Depth	25ft 3"		
Width	12ft 82		
Sales Area		323	30.02
FLAT			
First Floor: Lounge & kitchen		GIA – 183	17
Second Floor: 2 bedrooms & Bathroom		254	23.6

Terms

The premises are let to Mr Suleiman for an original term of 15 years from 2009 expiring on 23rd June 2024 at a current rental of £15,000 exclusive.

The lease is outside the Security for Provisions of Landlord and Tenant Act and the tenant is required to keep the premises in good and substantial repair.

The freehold is available subject to the existing lease at a figure in excess of £300,000.

Business Rates/Council Tax

Billing authority: Hillingdon Council

Rateable value: £8,100

Council Tax Band: C

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand VAT is not applicable to this property.

Energy Performance Rating

TBC

Viewing and further information



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