

## Lot 14

# Halls Terrace, Uxbridge Road Hillingdon, Middlesex UB10 0NS GUIDE PRICE: £2,200,000



### FREEHOLD MIXED UNBROKEN COMMERCIAL AND RESIDENTIAL INVESTMENT WITH FURTHER DEVELOPMENT POTENTIAL (STP)

This interesting parade consists of 8 lock up shop units, all let on full repairing and insuring leases and income producing. Above the shops are a mixture of 10 flats that are all let out on guaranteed rent schemes. The property in total is currently achieving a rental income of £187,160 per annum. We understand that the upper parts have a bed and breakfast planning permission attached and that they consist of 8 x five bedroom units and 2 x studios. There is a large parking area at the rear for approximately 30 vehicles and in our opinion there is scope to develop the existing building and site subject to obtaining any relevant planning consent. We are informed that there are outstanding rent reviews on three of the shop units also. The property offers an ideal investment/potential development opportunity and is sold with the benefit of the ongoing income. The site is situated on the Uxbridge Road

close to the junction of Charles Street.

#### ACCOMMODATION AND LEASE DETAILS

1. Let to Simply Rent a Car at £8000pa. A2 consent. 485sf.
2. Let to Munchies Pizza at £8000pa. A3 consent. 539sf.
3. Let to Island Grill UK at £8000pa. A3 consent. 540sf.
4. Let to New Moon Pizza at £10000pa. A3 consent. 538sf.
5. Let to Yumchi at £10000pa. A3 consent. 538sf.
6. Let to Pizza Chicken & Ribs at £10000pa. A3 consent. 543sf.
7. Let to Marwa Halal Meat at £10,000pa. A1 consent. 533sf.
8. Let to Five Star Nails at £10000pa. A1 consent. 506sf

Dates of the above leases are to be confirmed. We understand that they are all 15 year leases with approximately 7 years to run.

The flats above are let on a guaranteed rent scheme to Clearsprings Housing and expire on 31/3/11. All leases are renewable. The five bedroom units are producing £12720pa each (£101760 in total) and the studios are producing £11400. Thus total rent roll equates to £187,160

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

Rateable Values for shops range from £8000 to £8800 dependant on floor areas as above.

The Studios are rated as Council tax band B and the larger units band C.

#### VENDORS SOLICITORS

Mr S Khabanda  
David Shine & Khabanda  
8a South Road  
Southall  
Middlesex UB1 1RT  
0208 571 6001

#### VIEWING TIMES

By appointment through the Auctioneers

#### JOINT AUCTIONEERS

Woodend Estates  
Studio 10, Hayes Business Studios  
Hayes Campus,  
Off Coldharbour Lane  
Hayes, Middlesex UB3 3BB



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN