

Lot 21

192 Cowley Road,
UXBRIDGE, Middlesex UB8 2LZ

GUIDE PRICE: £480,000



FREEHOLD SHOP WITH FLAT ABOVE AND FURTHER DEVELOPMENT POTENTIAL

This freehold shop unit that has been trading as a convenience store offers approximately 550 sq ft of retail space with further storage to the rear.

There is also a two bedroom flat with separate access associated to the property. The premises are located on a corner site and offers space that may be useable for further development subject to obtaining any necessary planning consent that may be required. There is a garage at the rear of the premises that is currently utilised for storage with access via Chiltern View Road. The property is being sold with full vacant possession and will be of interest to developers, investment purchasers and owner/occupiers.

The vendor advises that existing stock is also available to purchase.



LOCATION

Uxbridge forms part of The London Borough of Hillingdon and has good communications with the A40, A41, A20, A322 and A3 providing M25, M10, M3 and M1. Hillingdon has excellent public transport links with the Metropolitan and Piccadilly tube lines and National Rail services provided at West & South Ruislip. Major facilities include The Chimes and Pavilions Shopping Centre. Cowley Mill Road connects Uxbridge to West Drayton and Heathrow.

ACCOMODATION

Shop premises: approx 50.80 sq meters.

Flat comprising of hall, bathroom, living room 13' x 12' 6", kitchen 6' 7" x 6' 4", bedroom one 16' 1" x 10' 1", bedroom two 13' 3" x 10' 1".

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

ADOPTED RATEABLE VALUE

£7,800

POPULATION & EMPLOYMENT

Last recorded figures estimated that the London Borough of Hillingdon has a population of 143,000 with a 71% employment rate.

VENDORS SOLICITORS

Mr Simon Lawrence
Penn Legal
44/45 Chancery Lane
London WC2A 1JB

0870 0434220

VIEWING TIMES

30th October 2007 @ 2.45pm
1st November 2007 @ 10am
7th November 2007 @ 2.45pm
9th November 2007 @ 4.30pm