

# Lot 12

11-13 High Street,  
Harefield, Middlesex UB9 6BX

**GUIDE PRICE: £330,000**



**FREEHOLD INVESTMENT PROPERTY WITH  
DEVELOPMENT POTENTIAL**

This interesting double fronted building that we understand was originally a pair of houses, currently consists of a ground floor shop premises trading as an antique shop, a further building to the rear occupied by a barber, an office to the first floor currently occupied by a cab company and a vacant one bedroom flat in need of updating. There is also a further yard to the rear of the premises. The property is the holder of the only taxi licence in the area and of historical interest, the deeds show that the flat was once owned by a Russian Princess during WWII. In our opinion the property is considerably under let at present and it is being sold with the benefit of the ongoing income.

### ACCOMMODATION & TENANCY DETAILS

Ground floor shop: 1139 sq ft on a 3 year lease at £640 pcm (£7680 pa)

Taxi office: 117 sq ft on a 3 year lease at £300 pcm (£3,600 pa)

Barber shop: 216 sq ft on a month by month basis at £240 pcm (£2880 pa)

Flat consisting of bedroom, lounge, kitchen, bathroom currently vacant. We understand that the flat until recently was let at £500 pcm. Overall current income: £14,160 pa

**TENURE** Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

Rateable Value: £9,400 Council Tax Band: C

### VENDORS SOLICITORS

Neil Crowther, Worsdell & Vintner, 2 Ivy House Road  
Ickenham, Middlesex UB10 8NE 01895 672631

**VIEWING TIMES** 30/8, 6/9 & 13/9 all @ 10.30am

**JOINT AUCTIONEERS** Camerons, 115 Station  
Road, West Drayton, Middlesex  
Tel: 01895 444424



**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**