

LOT  
**10**

115 Station Road, West Drayton, Middlesex UB7 7LT

**Guide Price: £575,000\***

**FREEHOLD CORNER THREE STOREY BUILDING WITH PLANNING TO EXTEND & DEVELOPMENT POTENTIAL**



This imposing corner sited building offers spacious accommodation and is sold with full vacant possession. The property is being sold due to the clients relocation and offers accommodation over three floors including basement. The building benefits from planning permission under reference number 6244/APP/2015/1778 for a two storey extension to the rear over basement and ground floor levels. Furthermore an application has been made under reference number 6244/APP/2015/4513 for permitted development to create a residential flat on the first floor. This has been declined and is currently being appealed, the outcome expected prior to the auction date. Copies of all the planning applications are available from the Auctioneers. The site has ample parking to the rear and is located within a few hundred yards of West Drayton Main Line Station that currently serves London Paddington and The West. It is also on the Crossrail route and well located for Heathrow London Airport and Uxbridge Town Centre. There is an illuminated advertising hoarding on the flank wall that is subject to a 15 year lease at a peppercorn ground rent. This lot will be of interest to investment purchasers, developers and owner occupiers.

**ACCOMMODATION**

From VOA: First Floor: Kitchen 6.9 sq m  
Ground Floor: Retail zone a 23.2 sq m, Retail zone b 16.8 sq m,  
Office 13 sq m  
Basement: Internal storage 64.2 sq m Approx total area:  
124.1 sq m

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 25011  
Rateable value: £11,550

**VIEWING TIMES**

Tues 9/5 @ 9.30am Weds 17/5 @ 9.30am



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN