

LOT  
**12**

38 Wood End Green Road, Hayes,  
Middlesex UB3 2SH

**Guide Price £185,000\***

**FREEHOLD INVESTMENT WITH  
DEVELOPMENT POTENTIAL TO REAR**



This interesting investment opportunity also offers excellent development potential, subject to obtaining any necessary consent. The current property is located within walking distance of Hayes End and within easy access of Hayes Town and Uxbridge Town Centres, with their shopping facilities and stations. The current building consists of three self-contained flats with parking spaces and a block of garages to the rear of the site. Two of the flats have been sold off on long leases, one producing a ground rent of £100 pa and the other peppercorn. The third flat is a studio/one bedroom unit and this is let on an assured shorthold tenancy at £640 pcm, thus producing £7680 per annum. The property is therefore currently producing £7780 per annum and is being sold with the benefit of this income. There is development potential to the rear and any intending purchaser should make their own enquiries in this regard.

#### **ACCOMMODATION**

Three self-contained flats and block of garages to rear. Full site area approximately 0.17 acres.

#### **TENURE**

Freehold subject to the following leases:- 38a Ground Floor Flat. 99 years from 25/3/88, thus approximately 66 years unexpired. 38c First Floor Flat. 189 years from 25/3/88, thus approximately 156 years unexpired.

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
38a and 38c Council Tax Band B  
38b Council Tax Band A  
EPC Rating for all three flats is B and D

#### **VIEWING TIMES**

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN