

**Lot 1, 894/896 Uxbridge Road, Hayes,**

**London UB4 0RR**

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Prominent Freehold Car Showroom & Residential Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

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### Property Information

#### Prominent Freehold Car Showroom & Residential Investment

- Entirely let to Craftsilver Limited with personal guarantee (t/a Hayes End Motors)
- Lease includes 2 bed maisonette on upper floors
- Lease expires September 2029 (No breaks)
- Important Rent Review - September 2024
- Site area approximately 0.04 ha (0.10 acres)
- VAT-free investment
- Nearby occupiers include Tesco Express, Pizza Hut, Co-op Funeralcare and a number of independent traders within the parade
- Popular London suburb 5 miles north of Heathrow Airport and 7 miles east of Slough

#### Lot

1

#### Auction

27th March 2024

#### Rent

£22,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

On Behalf of Trustees

#### Location

##### Miles

15 miles west of Central London

##### Roads

A40, A312, A4020, M4 (Junction 3) M25 (Junction 15)

##### Rail

Hayes & Harlington Rail Station (Elizabeth Line)

##### Air

London Heathrow Airport (5 miles)

#### Situation

The property is situated along a parade of independent shops, close to its junction with Gledwood Drive, on Uxbridge Road (A4020). Nearby occupiers include Tesco Express, Pizza Hut, Co-op Funeralcare and a number of independent traders within the parade.

#### Tenure

Freehold.

#### EPC

Band D

#### Description

The property comprises a car showroom and vehicle repair shop on the ground floor, with a separately accessed two bed maisonette arranged on the first and second floors. The property benefits from a large rear yard with parking for about 15 cars to the side and rear, as well as an outbuilding. The property has an approximate site area of 0.04 ha (0.10 acres).

#### VAT

VAT is not applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Showroom/Workshop Outbuilding	53.70	(578)	CRAFTSILVER LIMITED with a guarantee from K. JOYCE (t/a Hayes End Motors)	20 years from 30/09/2009 on a full repairing and insuring lease	£22,000	29/09/2024
First/Second	Residential - 3 rooms (2 beds), kitchen & bathroom	- 77.64 (2)	(-) (836) (2)				
<b>Total</b>		<b>131.34</b>	<b>(1,414)</b>			<b>£22,000</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) Maisonette measured on a Gross Internal basis.



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## Contacts

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September 2020