

London UB8 - 121 Cowley Mill Road, Uxbridge UB8 2QB
Freehold Vacant Retail and Residential Investment with Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London UB8 - 121 Cowley Mill Road, Uxbridge UB8 2QB

Freehold Vacant Retail and Residential Investment with Development Potential



Investment Consideration:

- OIEO: £495,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises ground floor retail shop and self-contained flat on first floor
- Residential development potential to extend at rear and loft, subject to obtaining the necessary consents.
- Potential to convert the retail shop to a flat and construct two flats at the rear
- Potential to refurb the existing 2-bed flat and convert the loft to flat
- Total area size of 120 sq m (1,292 sq ft)
- Located in predominantly residential area, within easy reach to M40, A40, M4 and M25.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 121 (Ground Floor)	Retail Shop: 60 sq m (646 sq ft)	Vacant	-	-	-
No. 121 (First Floor)	2-Bed Flat: 60 sq m (646 sq ft)				

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Property Description:

The property comprises a ground floor corner shop and 2-bedroom residential flat on first floor, with separate access from the rear. The property benefits from large garden.

Residential development potential to extend at the rear and loft. Potential to convert the retail shop to a flat and construct two flats at the rear. For the upper parts, potential to refurb the existing 2-bed flat and convert the loft to flat. Possible to get four units in the existing building and rear without undertaking demolition. The latter is subject to obtaining the necessary consents.

The property provides the following accommodation and dimensions:

Ground Floor: Shop	60 sq m	(646 sq ft)
First Floor: 2-Bed Flat	60 sq m	(646 sq ft)



Tenancy:

The entire property is at present vacant.

Location:

Uxbridge is a suburban town in West London and the administrative headquarters of the London Borough of Hillingdon. Situated 15.4 miles west-northwest of Charing Cross, it is one of the major metropolitan centres identified in the London Plan. Uxbridge Tube Station is on the Metropolitan and Piccadilly Line, providing direct and fast access to Central London. The property is located in predominantly residential area, within easy reach to M40, A40, M4 and M25.

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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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