



**MOVE INN ESTATES**

MAKING THE RIGHT MOVE



**Uxbridge Road**

, Hayes, UB4 8HY

**£460,000**

## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- 983 years LEASE
- £250 Ground rent
- NO service charge

Introducing a prime investment opportunity in the heart of West London - a freehold commercial unit situated on the bustling Uxbridge Road in Hayes, with the coveted UB4 0RL postcode. This ground floor shop is a rare gem in a vibrant parade, surrounded by a diverse mix of independent retailers that contribute to the dynamic local business ecosystem.

The strategic location of this freehold property guarantees a steady flow of passing trade, making it an ideal prospect for entrepreneurs seeking a thriving business environment. The bustling Uxbridge Road ensures a constant stream of potential customers throughout the day, providing an excellent platform for your business to flourish.

What sets this opportunity apart is not just its prime location but also the inherent advantages of owning a freehold property. With complete ownership, you have the flexibility to customise and adapt the space to suit your business needs without the constraints of a lease. This offers long-term stability and potential for value appreciation.

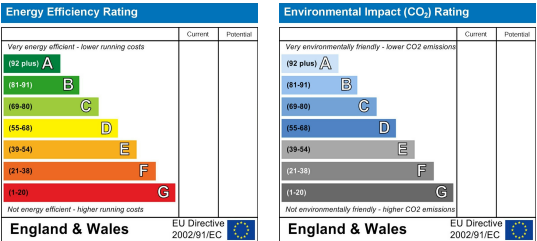
Moreover, the well-connected transport links in the area add another layer of convenience. Accessibility is a key factor in the success of any business, and this property boasts excellent connectivity, making it easily accessible to both customers and suppliers.

Don't miss out on this chance to secure your own piece of the thriving Uxbridge Road commercial landscape. Whether you're an established business looking to expand or an aspiring entrepreneur eager to make your mark, this freehold commercial unit is a golden opportunity waiting to be seized. Act now and position your business for success in the vibrant heart of West London.

## Area Map



## Energy Efficiency Graph



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