

## Hillingdon House, Wren Avenue, Uxbridge, UB10 0FD

Guide Price £8,000,000



### Property Description

- Grade II listed building
- Currently producing £525,000+ p.a.
  - Potential to increase income
  - Mixed use investment opportunity
- Arranged as a banqueting hall/wedding venue and 20 office suites
  - 50 Parking Spaces
- Potential to convert to residential units (STP)
  - Property was valued over £11.5m
- Total GIA - 1319,15 sq m (14,200 sq ft) Aprox

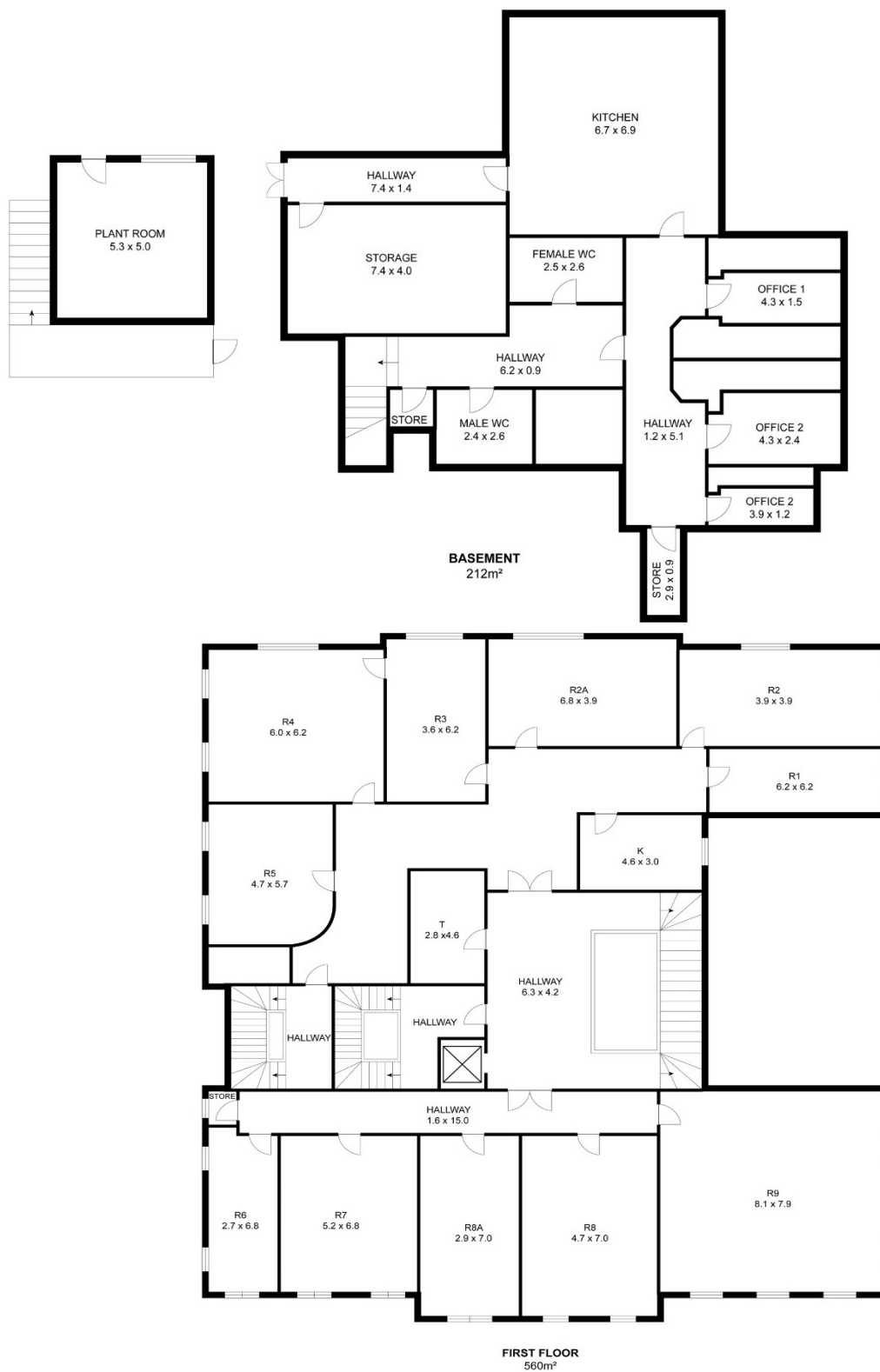
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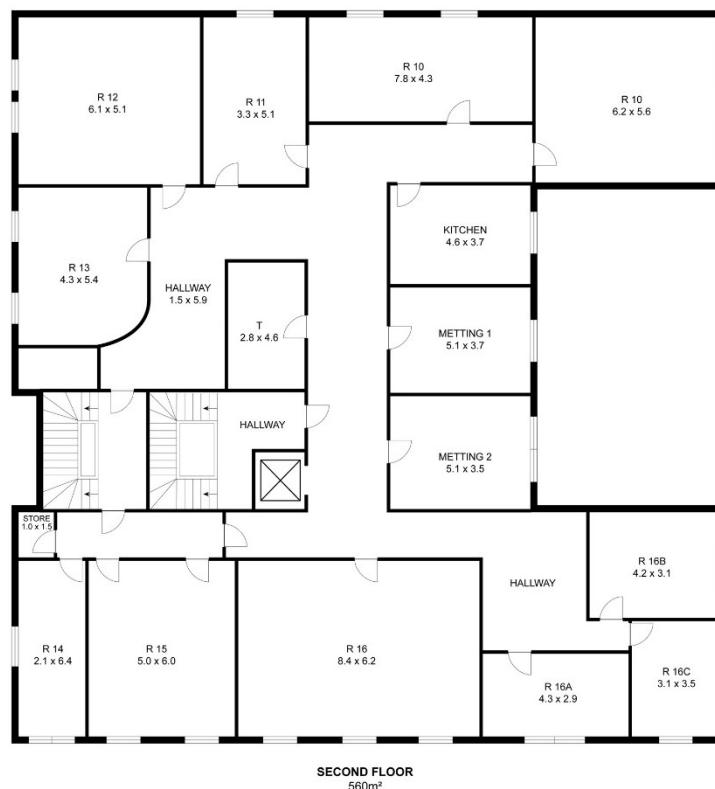
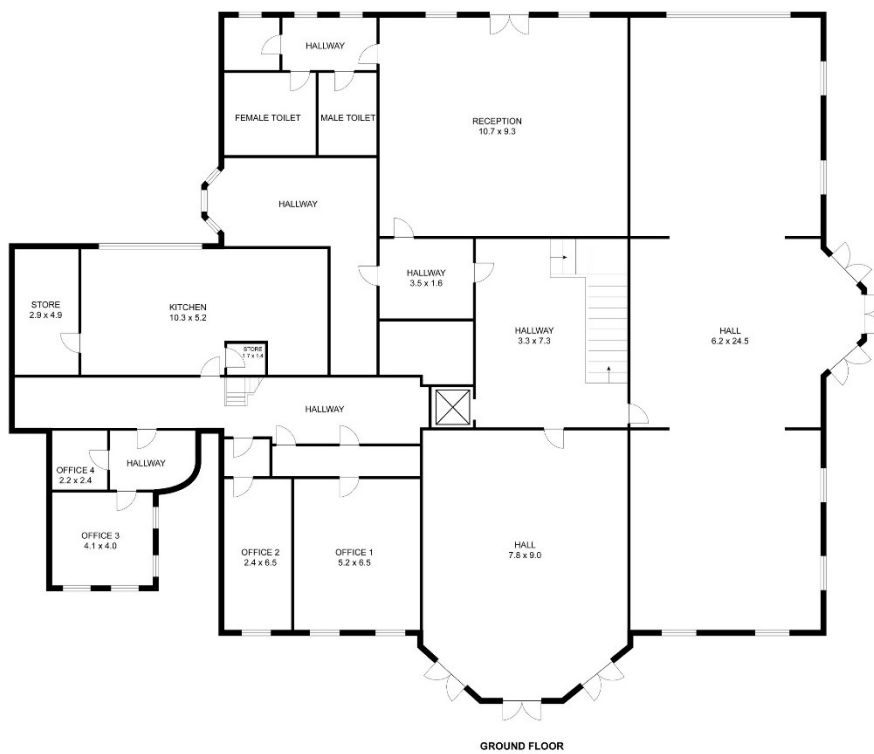
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### **Of interest to investors with further development potential.**

iProperties Ltd are pleased to offer this substantial Grade II Listed building comprising a banqueting hall on ground and basement floors together with 20 office suites over the first and second floors and approximately 50 car parking spaces to the front and side of the property.

Currently producing £525,000+ p.a. (net of VAT) with One of the office suites currently vacant and upcoming Rent Review in August 2025 for the ground floor banquet hall Tenants giving potential to increase income.

The property is located on Wren Avenue to the west London area of Uxbridge within the London Borough of Hillingdon. Uxbridge itself is situated on the outer skirts of west London and is bounded by Ruislip to the north, Hayes to the south, Northolt to the east and Slough to the west. The immediate area is primarily residential and comprises ample recreational facilities such as Dowding Park and Hillingdon Golf Course along with some houses. Local leisure and retail amenities can be found along Uxbridge High Street, which includes several local and national retailers. The Chimes Shopping Centre is located on Uxbridge High Street and comprises over 450,000 sq ft of retail and leisure space, retail tenants include Decathlon, Boots, H&M, Next, JD Sports and River Island. The Pavilions Shopping Centre is also located in the Town centre and comprises over 360,000 sq ft of retail and leisure space, retail tenants include Tesco, M&S, Primark, Wilko and Iceland.

### **Transport**

London Underground - Uxbridge (Metropolitan Line)

### **Description**

The subject property is an 18th century white stucco fronted Grade II listed building with a banqueting hall on the ground and basement floors, which is let to a wedding organiser. The first and second floors have been partitioned to provide 20 office suites, two meeting rooms, two communal kitchens and

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shared W/C facilities. There is also approximately 50 car parking spaces located to the front and side of the property.

### **Additional information**

#### **Accommodation**

Basement - Kitchen with food preparation and storage areas

Ground Floor - Two main function rooms, ceremony hall, bridal room, grooms rooms, office

Prep kitchen, storage

First Floor - Office Suites

Second Floor - Office Suites

Total GIA - 1319,15 sq m (14,200 sq ft) Aprox.

### **Tenancy**

The Ground Floor and Basement is Let to Abshar Banqueting for 15 years starting from 5.8.2019 at a current rent of £160,000 p.a.

The First & Second Floor Offices are Let to various companies at a total current rent of £365,000 p.a. with One office currently vacant.

### **Notes**

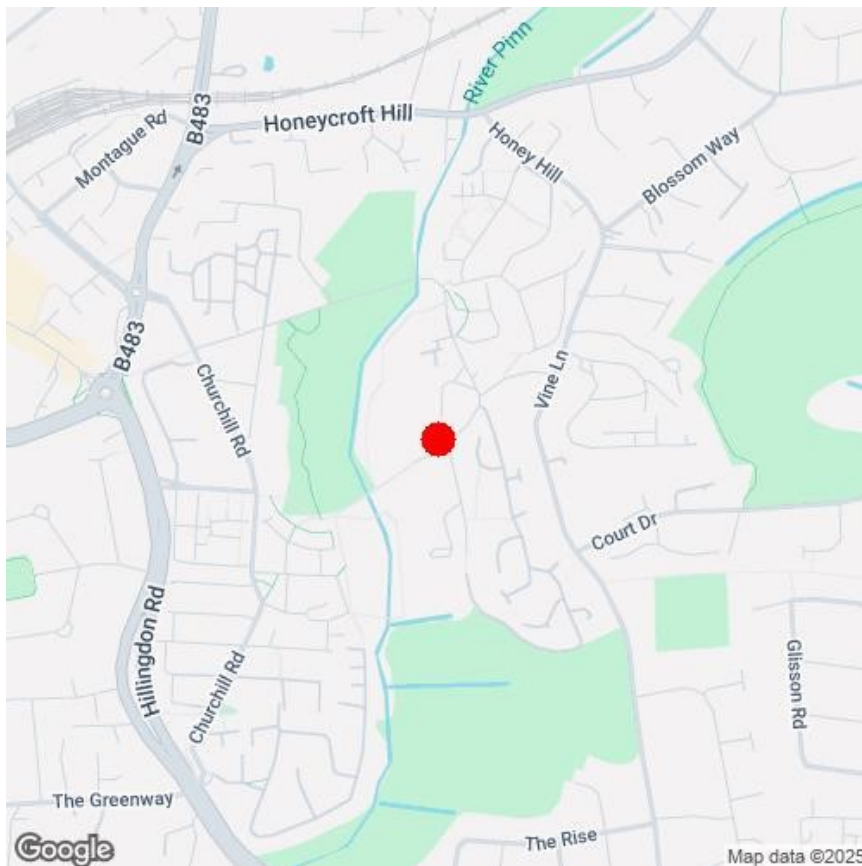
Please note VAT is payable on the purchase price

### **Disclaimer:**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy and they do not form any part of the contract.

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### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

62 This is how energy efficient the building is.



Scan this QR code to view more details on this property on our website