

# HUNTERS®

HERE TO GET *you* THERE



## Coldharbour Lane, Hayes Asking Price £1,100,000

Council Tax:                      Tenure: Freehold



Hunters Estate Agents are pleased to offer for sale, this freehold building with a mixed use of residential and commercial premises.

The ground floor is currently running as an estate agents measuring approximately 108.8 Sq. M which has been trading for many years and comprises a large open plan office space with two separate offices, storage, kitchen/wc and parking for six cars. Above this commercial premises there is a one bedroom flat, comprising reception room, kitchen and fitted bathroom. To the rear of the property there is an additional two storey commercial building with ground floor fitted kitchen and w.c. and a first floor open plan office and separate storage unit/private office, this commercial unit also benefits from one parking space.

The property is situated on Coldharbour Lane and is walking distance to Hayes Town providing an array of amenities, transport links and multiple business'. For more information about the rental income being generated and terms of the lease for each premises, give our team a call.

- Freehold Building
- One Bedroom First Floor Flat
- Combined Rental Income of £59,800 Per Annum
- Moments Away From Amenities & Transport Links
- Viewing by Appointment Only
- Two Commercial Units
- Parking for Seven Cars
- High Street Location
- Potential to Develop/Convert (STPP)
- EPC RATING C

