



Coldharbour Lane, Hayes, UB3 3EF

- Mixed Use Premises For Sale
- First Floor One Bedroom Flat
- NO CHAIN
- Popular Location
- Prominent High Street Location
- Extended Ground Floor Commercial Unit
- Requires Modernizing Throughout
- Private Rear Garden
- Potential to Extend (STPP)
- EPC Rating: TBC

Asking Price £600,000

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Situated on Coldharbour Lane in Hayes Town is this mixed use premises being offered for sale with NO ONWARD CHAIN. The property comprises an extended, ground floor commercial property along with a first floor one bedroom flat both in need of modernizing throughout. the potential income for both properties will see you achieve £42,000 PA.

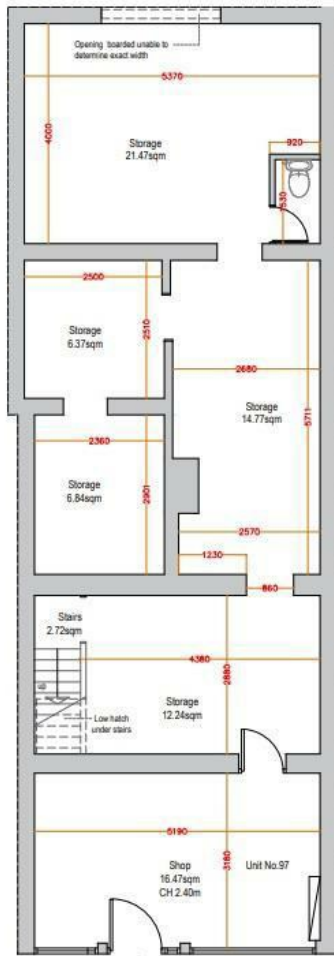
The property comprises front offices which lead to a two separate offices to the rear, large storage area and staff room to the rear with a w.c. To the first floor there is a landing area, reception room, bedroom, bathroom and kitchen. To the rear a private rear garden with access via the staff room/side.

The property is set on Hayes Towns bustling High Street providing a huge array of amenities, eateries and transport links along with being within close proximity to the Hayes and Harlington main line station which now benefits from the newly opened Elizabeth Line. It has multiple bus links connecting you to all local surrounding areas such as Harlington, Uxbridge, Hillingdon, Northolt and Greenford. The A312/A40 links are a short drive away providing quick and easy access to inner London, Heathrow Airport and the Uxbridge Road.

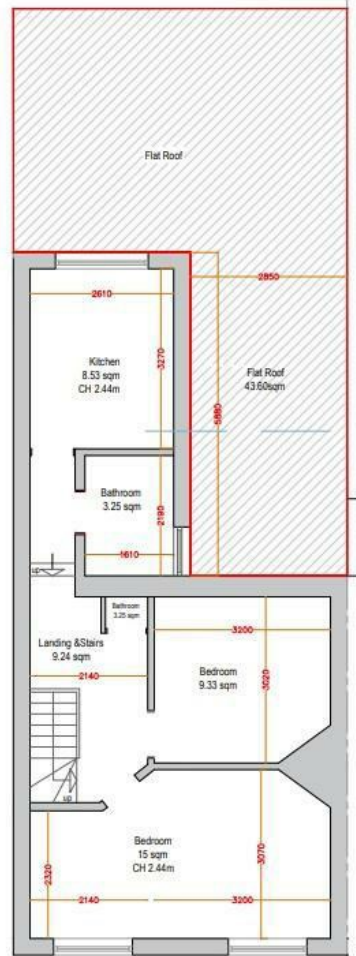


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GROUND FLOOR
GROSS INTERNAL SQ.M 84



FIRST FLOOR
GROSS INTERNAL SQ.M 49

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

