



GRAYS CAR GARAGE, 160 – 168 UXBRIDGE ROAD, W7 3TB

West London Development Opportunity



OPPORTUNITY SUMMARY

- Development opportunity in Hanwell within the London Borough of Ealing.
- 0.27 hectare (0.67 acre) site comprising a collection of commercial and residential properties, generating £346,440 of income per annum.
- Potential for redevelopment to alternative uses, subject to obtaining the necessary consents.
- 600 metres south of Hanwell station benefiting from Elizabeth line services to Bond Street in 25 minutes.
- Offers invited for the freehold interest, subject to the existing tenancies and occupations.

LOCATION & CONNECTIVITY

The site is located in Hanwell, an established West London suburb that forms part of the London Borough of Ealing.

Local amenities can be found along Uxbridge Road, offering a variety of independent cafes, restaurants, public houses and retailers. A range of convenience stores and supermarkets are located in close proximity to the site, including Sainsbury's and Lidl. A more extensive retail and leisure offering can be found at West Ealing and Ealing Broadway, with occupiers including Waitrose, Amazon Fresh, Marks & Spencer and Boots, along with a variety of well-known restaurant chains.

Various green open spaces surround Hanwell including Elthorne Park, Warren Farm Meadow and Brent Lodge Park which contains a playground, tennis court and Hanwell Zoo. West Middlesex Golf Club is also located 1.6 km (1 mile) to the north west and various walks are accessible along the River Brent and Grand Union Canal.

The site is situated 600 metres south of Hanwell Station which benefits from excellent connectivity, with both Elizabeth line and National Rail services. The Elizabeth line provides direct services to Paddington (20 mins), Bond Street (25 mins) and Liverpool Street (32 mins) and west to Heathrow airport (15 mins) (*source: TfL*).



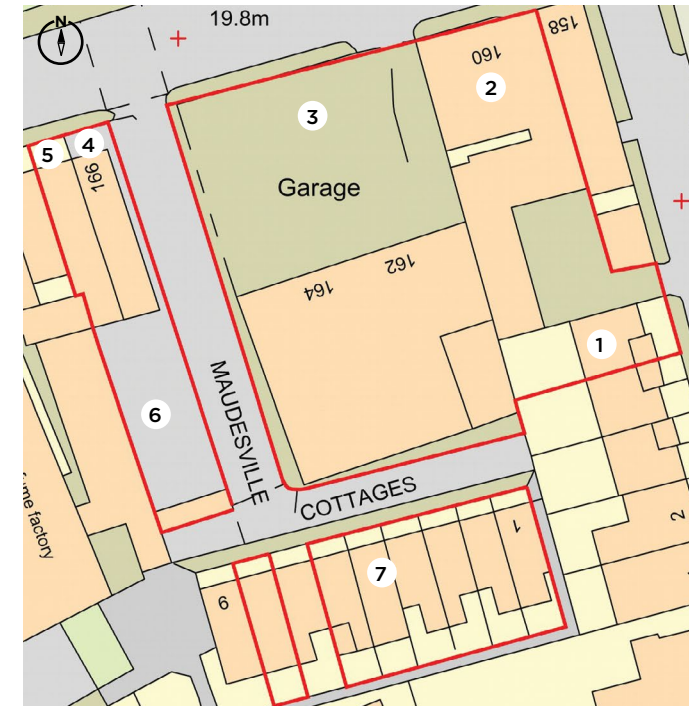
DESCRIPTION

The site is situated in a prominent position on the south side of Uxbridge Road and comprises a collection of commercial and residential properties. The area surrounding the site is mixed-use in nature with residential, retail and commercial uses within the immediate vicinity.

The site extends to approximately 0.27 hectares (0.67 acres) and forms three distinct plots around Maudesville Cottages which is an adopted highway.

The accommodation is summarised below:

MAP REFERENCE	PROPERTY	DESCRIPTION
1	1 Westminster Terrace	2-storey end-of-terrace residential dwelling located at the rear of 160 Uxbridge Road
2	160 Uxbridge Road	2-storey building comprising retail at ground floor and 4 residential flats above. A workshop to the rear of the building has vehicular access from Westminster Road
3	162-164 Uxbridge Road	2-storey industrial building comprising a car servicing centre with forecourt and ancillary office space on the upper floor
4	166 Uxbridge Road	2-storey building comprising a café and commercial space at ground floor, with 2 residential flats above
5	168 Uxbridge Road	2-storey terraced dwelling
6	Land associated with 168 Uxbridge Road	A number of service bays located to the rear of 166 and 168 Uxbridge Road
7	1-6 and 8 Maudesville Cottages	7 cottages that form part of a terrace of 9 cottages situated to the rear of the site



EXISTING AREA SCHEDULE

Approximate areas for the existing properties are provided in the tables below. Accompanying floorplans are available on the dataroom.

* We were not able to access 1 Westminster Terrace and a proportion of 160 Uxbridge Road therefore have provided approximations.

COMMERCIAL AREA SCHEDULE

PROPERTY	FLOOR	GIA SQ M	GIA SQ FT
160 Uxbridge Road	G	*185	*2,000
162 - 164 Uxbridge Road	G & 1st	912	9,820
Café, 166 Uxbridge Road	G	16	173
Office unit, 166 Uxbridge Road	G	8	81
Garage & Tyre Storage, 166 Uxbridge Road	G	52	559
Total		988	10,633

RESIDENTIAL AREA SCHEDULE

PROPERTY	FLOOR	NSA SQ M	NSA SQ FT
160 Uxbridge Road			
Flat 1	1st	53	567
Flat 2	1st	47	507
Flat 3	G	26	275
Flat 4	G	26	275
166 Uxbridge Road			
Flat 1	1st	29	308
Flat 2	1st	28	306
168 Uxbridge Road			
	G & 1st	85	914
1 Westminster Terrace			
	G & 1st	*116	*1,250
Maudesville Cottages			
1 Maudesville Cottage	G & 1st	69	745
2 Maudesville Cottage	G & 1st	64	692
3 Maudesville Cottage	G & 1st	64	692
4 Maudesville Cottage	G & 1st	64	692
5 Maudesville Cottage	G & 1st	69	745
6 Maudesville Cottage	G & 1st	71	764
8 Maudesville Cottage	G & 1st	71	762
Total		882	9,494

TITLE & TENURE

The property is held freehold and is subject to the following commercial and residential tenancies and occupations bringing in a total income of **£346,440 per annum**.

COMMERCIAL TENANCY SCHEDULE

It is assumed that all existing commercial tenancies benefit from security of tenure under the Landlord & Tenant Act 1954.

PREMISES	TERMS	RENT (PCM)
Car Repair premises, 160 Uxbridge Road	Expired Lease. 5 years from 01.08.2012 (mutual break on 1 month's notice)	£2,000
Garage premises, 162 - 164 & rear of 166 Uxbridge Road	5 years from 01.04.2020 (mutual break from 31.03.2021 on 3 month's notice)	£8,000
Car Wash premises, 162 Uxbridge Road	No written agreement	£900
Car Sales Forecourt, 162 - 164 Uxbridge Road & office at 166 Uxbridge Road	No written agreement	£800
Café, 166 Uxbridge Road	No written agreement	£600
Total Rent PCM		£12,300
Total Rent Per Annum		£147,600

RESIDENTIAL TENANCY SCHEDULE

The following properties are let on AST agreements which are available in the dataroom:

PREMISES	RENT PCM
Flat 1, 160 Uxbridge Road	£1,000
Flat 2, 160 Uxbridge Road	£1,000
Flat 3, 160 Uxbridge Road	£650
Flat 4, 160 Uxbridge Road	£670
Flat 1, 166 Uxbridge Road	£650
Flat 2, 166 Uxbridge Road	£650
168 Uxbridge Road	£1,400
1 Westminster Terrace	£1,200
1-6 & 8 Maudesville Cottages	£9,350
Total Rent PCM	£16,570
Total Rent Per Annum	£198,840



PLANNING & DEVELOPMENT POTENTIAL

The property falls within the jurisdiction of the London Borough of Ealing. The site does not contain any listed buildings however part of the site (the Maudesville cottages) is located within the St Mark's Church & Canal Conservation Area.

The site presents a significant development opportunity with the potential for some height as evidenced by the new-build Easton Lodge scheme adjacent (144-156 Uxbridge Road).

There is no relevant planning history relating to the site, however the site is allocated for mixed-use residential development in both the existing Development Sites DPD and the Draft New Local Plan. The allocations provide an indication of the Council's attitude towards the redevelopment potential of the site.

The site is also designated in both the Brownfield Land Register and Strategic Housing Land Availability Assessment (SHLAA) as part of the London Plan (2021), meaning that the site has been identified as an area of land suitable for residential development and intensification.

A planning report is available on the dataroom, in addition to a historic feasibility study conducted by Red + White.

Example Layout



Red + White Feasibility Analysis - Example Floor Layout Block A



Red + White Feasibility Analysis - Example Floor Layout Block B



Red + White - Example 3D Street View



Rear of 168 Uxbridge Road



160 Uxbridge Road



1 Westminster Terrace & entrance to 160 Uxbridge Road

METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior).

VAT

The property is not elected for VAT.

EPC

EPC reports are available on the dataroom.

VIEWINGS

Viewings are strictly by appointment; please contact the sole selling agents to make an appointment.

DATAROOM

Further information is available at: <https://sites.savills.com/grayshanwell/>

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