

# FRAYS COURT

71-73 COWLEY ROAD, UXBRIDGE UB8 2AE



FREEHOLD RESIDENTIAL INVESTMENT



# Executive Summary

- ✿ An opportunity to purchase 13 flats within Frays Court, a 23 unit high quality development, completed in March 2023.
- ✿ Located 0.6 miles from Uxbridge Station (Zone 6), which offers direct access to Baker Street in 39 minutes and King's Cross St. Pancras in 47 minutes via the Piccadilly and Metropolitan Lines.
- ✿ NIA – 6,694 sq ft.
- ✿ Comprising 8 x 1 bedroom flats and 5 x 2 bedroom flats.
- ✿ Being sold at a discount to the breakup value, which is in the region of £4,200,000 for the remaining 13 flats.
- ✿ All 13 apartments are let producing a current passing rent of £241,200 per annum.
- ✿ 10 of the units have been sold off on 125-year leases at peppercorn ground rent.
- ✿ Each flat benefits from an allocated parking space.
- ✿ Freehold.
- ✿ Guide Price £3,300,000, which equates to a Gross Yield of 7.31% and a low capital value of £493 psf.





# Location

Uxbridge is a vibrant suburban town in West London, conveniently located approximately a 23-minute drive from Heathrow Airport close to the Buckinghamshire border. Nestled between the M25 and the A40, the area offers excellent transport links while being surrounded by an abundance of attractive open green spaces and parkland.

The town centre features two popular shopping centres The Chimes and The Pavilions, providing a wide range of retail stores, restaurants, cafés, and leisure facilities, including a cinema. Brunel University London is located nearby, contributing to the town's lively and diverse community.

Uxbridge benefits from strong public transport connections, including the Metropolitan and Piccadilly Underground lines, with journey times of just 39 minutes to Baker Street Station, making travel into central London quick and convenient.



## Air

Heathrow Airport  
20 minutes by car (7 miles)



## Drive

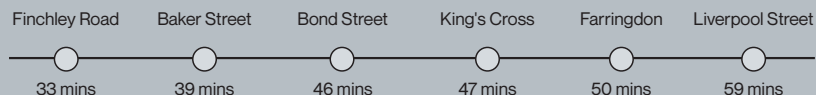
Brunel University  
4 minutes by car (4 mins)



## Walk

The Chimes Shopping Centre  
11 minutes walk (0.5 miles)

\*Journey times from Frays Court, 71-73 Cowley Road UB8 2AE



\*Journey times from Uxbridge Station



# Tenancy & Accommodation Schedule

Units sold off

Unit	Description	Area (sq m)	Area (sq ft)	Rent PCM	Rent PA
1	Studio				
2	2	51	549	£1,700	£20,400
3	2	57.79	622	£1,775	£21,300
4	2				
5	1				
6	1				
7	1				
8	1	37.9	408	£1,300	£15,600
9	2	51.93	559	£1,750	£21,000
10	1	39.39	424	£1,350	£16,200
11	1	40.41	435	£1,400	£16,800
12	1	32.61	351	£1,375	£16,500
13	1	40.97	441	£1,325	£15,900
14	1				
15	1	36.98	398	£1,350	£16,200
16	2	49.89	537	£1,675	£20,100
17	2				
18	1	40.41	435	£1,500	£18,000
19	1				
20	Studio				
21	Studio				
22	1	66.61	717	£1,700	£20,400
23	2	75.99	818	£1,900	£22,800
		622	6,694	£20,100	£241,200



# Floor Plans

## Ground Floor



# Floor Plans

## First Floor



# Floor Plans

## Second Floor



## Third Floor

Units sold off



# Tenure

Freehold.

# VAT

The property is not elected for VAT.

# EPC

Energy Performance Certificates are available on request.

# Proposal

Guide Price £3,300,000, which equates to a Gross Yield of 7.31% and a low capital value of £493 psf.

# Further Information

Further information is available on request.

# Contact

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