

## Colnbrook By Pass, Colnbrook

Hunters are pleased to offer this amazing opportunity to acquire a rare freehold with development potential STPP situated on the A4 Colnbrook bypass which is North of Colnbrook and Heathrow Airport. The site consists of land with a two storey character building built in 1750 with extensive parking. Unconditional offers Only Invited.

**Guide Price £7,000,000**



# Colnbrook By Pass, Colnbrook

## DESCRIPTION

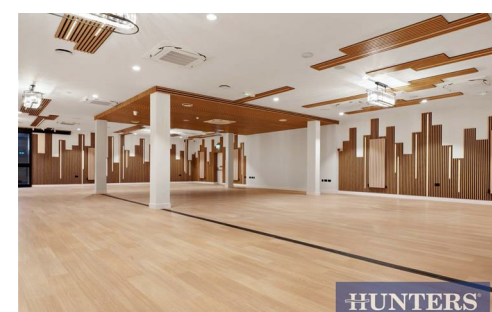
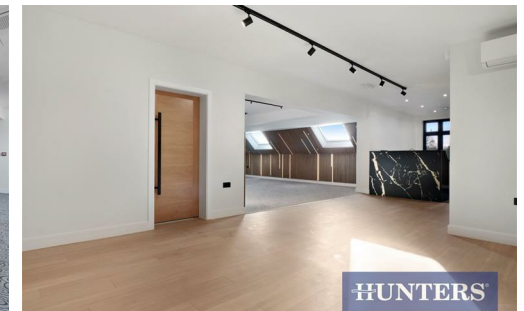
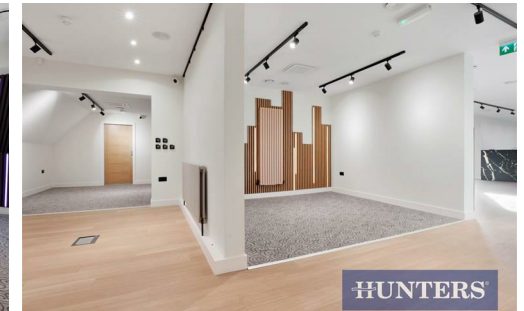
Hunters has the pleasure of introducing a rare freehold two storey building, originally built in the 1750's this property has plenty of character. The property has been recently converted to a Banqueting Hall on the ground floor as well as a restaurant on the first floor. With both an A3 and A5 license this property would be ideal for a large catering outfit.

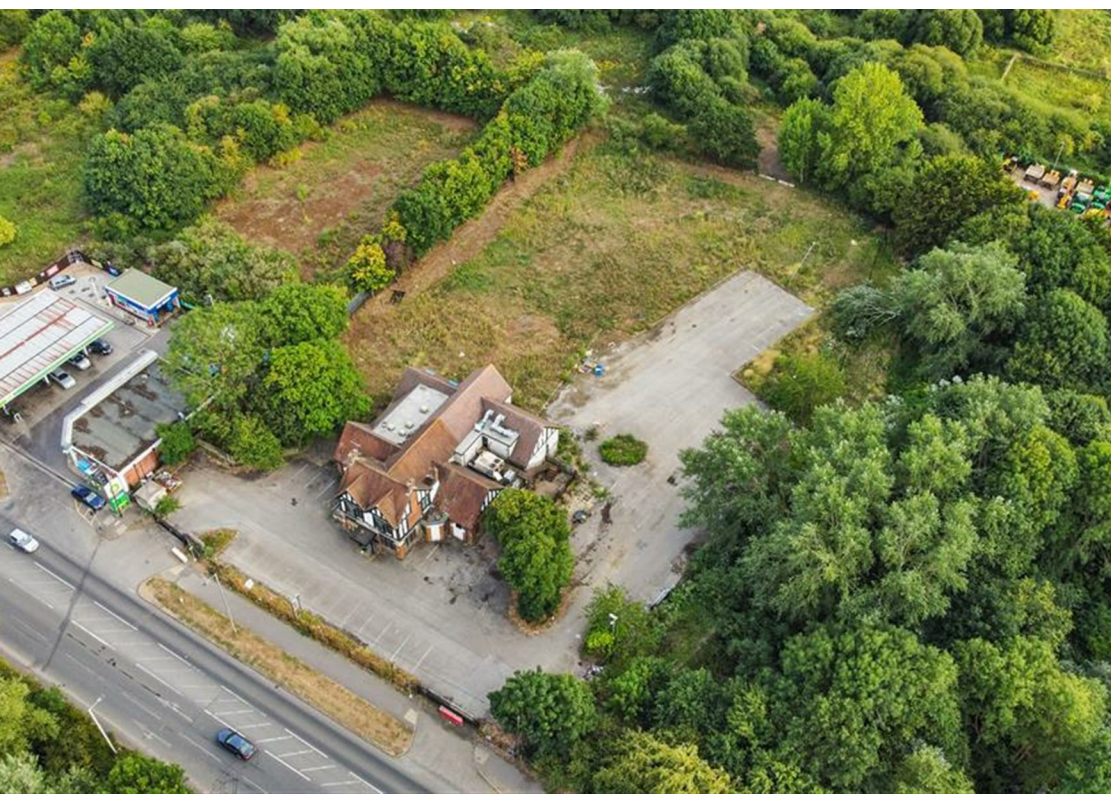
The property further benefits from being completely refurbished to the highest standards with no expense spared. In addition to this, the property is sat on a two acre site (circa), with parking for over 100 cars.

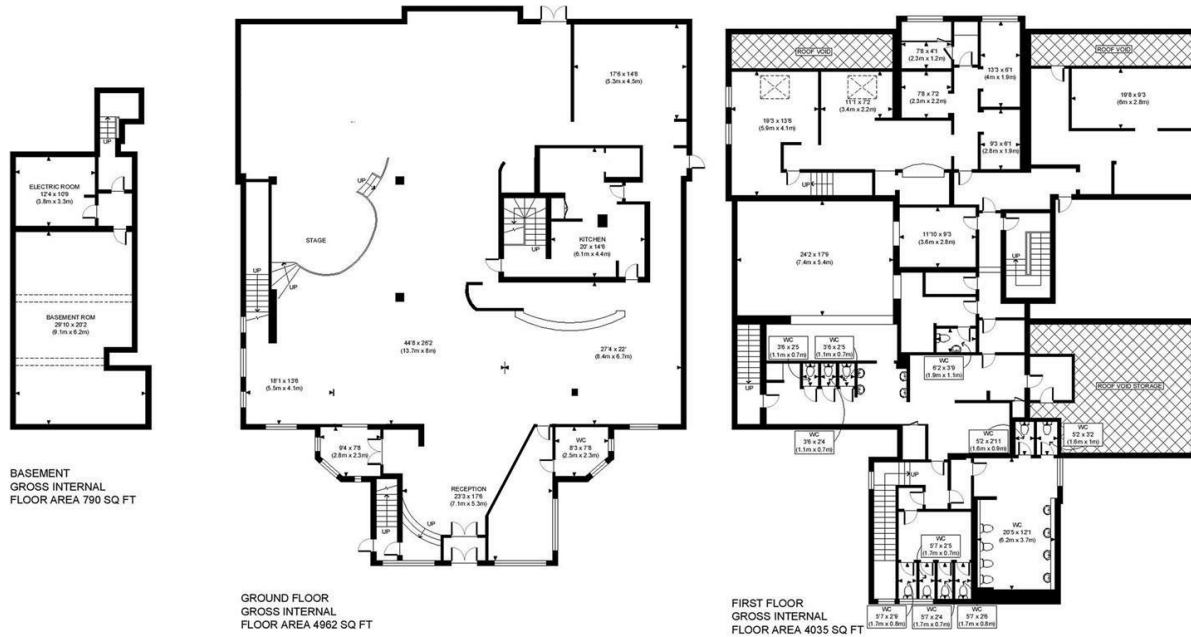
Situated on the A4 Colnbrook bypass which is North of Colnbrook and Heathrow Airport. A primary location offering excellent transport links ideal for private venues. The site consists of land with a and an extensive area for parking from the front, side and rear.

Unconditional offers Only Invited. Viewings are highly recommended. Video upon request.

- Freehold Prime Site
- Building and Circa 2 Acres of Land
- Situated Close to Heathrow Airport
- Ideal for Commercial Development STPP
- Heathrow Ancillary Services
- Vacant Possession
- Multi Use Potential
- Unconditional Offers Only
- Abundant Parking
- Viewings are Highly Recommended







APPROX. GROSS INTERNAL FLOOR AREA: 9787 SQ FT/ 909 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

## 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) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

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