



Ryefield Avenue, Uxbridge, UB10 9DA

- Commercial Unit with Three Bedrooms
- Ground Floor Currently used as a Takeaway
- Private Rear Garden
- Can Be Used as Restaurant and Cafes/Drinking Establishments and Hot Food Takeaways
- Needs Some Refurbishment
- Three Bedrooms & One Bathroom Occupying the First Floor
- Rental Figures: £20,000 Per Year (Whole Building)
- Huge Further Potential to Extend & Develop (STPP)
- Great Opportunities for Growth in Rent over the Coming Years if Designed Right
- EPC Rating: D/Council Tax: B

£525,000



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DESCRIPTION

An excellent opportunity to acquire a mixed-use property in a well-established and convenient location in Hillingdon. This commercial unit with three-bedroom accommodation above on the first floor, offers fantastic scope for investors, developers, seeking a versatile premises with future growth potential.

The first floor comprises three well-proportioned bedrooms and one bathroom, occupying the entire upper level and providing generous residential accommodation. The layout offers practical living space with good natural light, making it suitable for rental investment or owner occupation.

The ground floor is currently operating as a takeaway business and presents flexible commercial usage. The premises can be used as a restaurant, café/drinking establishment, or hot food takeaway, offering adaptability for a variety of business ventures. To the rear of the takeaway is a fully functional kitchen, complemented by a separate large freezer and additional storage space located at the rear of the property and externally within the garden area.

Externally, the property benefits from a private rear garden, providing added convenience for deliveries, storage, or potential reconfiguration. There is significant further potential to extend and develop (Subject To Planning Permission), allowing purchasers to enhance both the residential and commercial aspects of the building. While the property does require some refurbishment, it offers an exciting opportunity to add value and maximise returns.

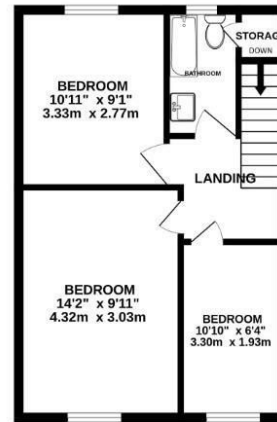
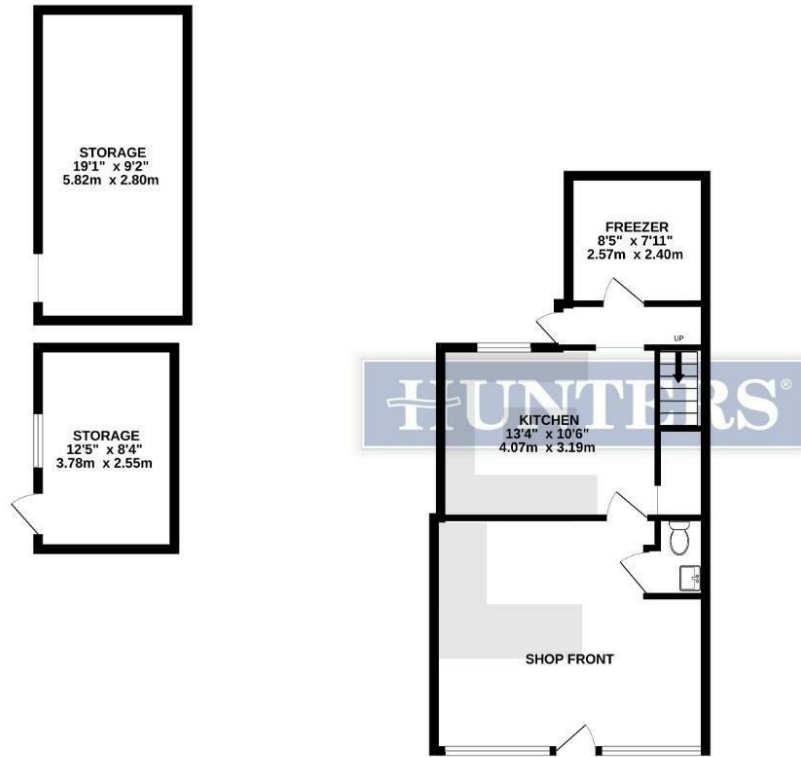
Currently achieving rental figures of £20,000 per year for the whole building, this property represents a rare chance to secure a versatile investment with long-term development prospects in a sought-after location, with great opportunities for rental growth in the coming years if designed and configured effectively.





GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



BUILDING TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.)
STORAGE TOTAL FLOOR AREA: 282 sq.ft. (26.2 sq.m.)

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

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