

**Shaw
& Co**
ESTATE
AGENTS

GUIDE PRICE
£2,250,000
Oxford Road
Denham, SL9 7BB



PROPERTY SUMMARY

Freehold investment opportunity with significant potential for future redevelopment. The site comprises an existing building with store extending to approximately 1344 sq ft, together with extensive hardstanding land. The total site area measures approximately 8058 sq ft.

The property is currently let and produces an annual income of £120,000 per annum. The existing leaseholders operate the site as a car wash, with approximately 10 years remaining on the lease.

Ideally positioned just off Oxford Road, the property benefits from a highly desirable location with a wide range of local amenities nearby. Excellent transport links provide easy access in and out of London via the M40/A40 and the M25, further enhancing the site's long-term investment appeal. scl-land

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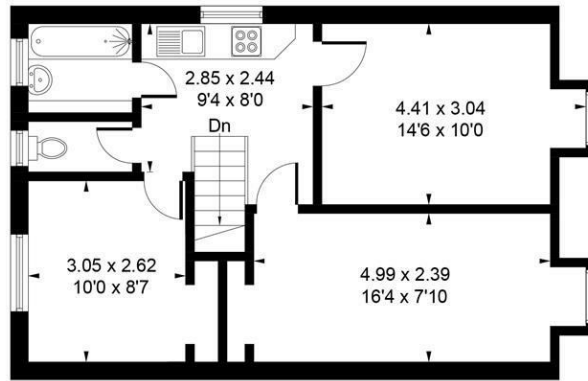
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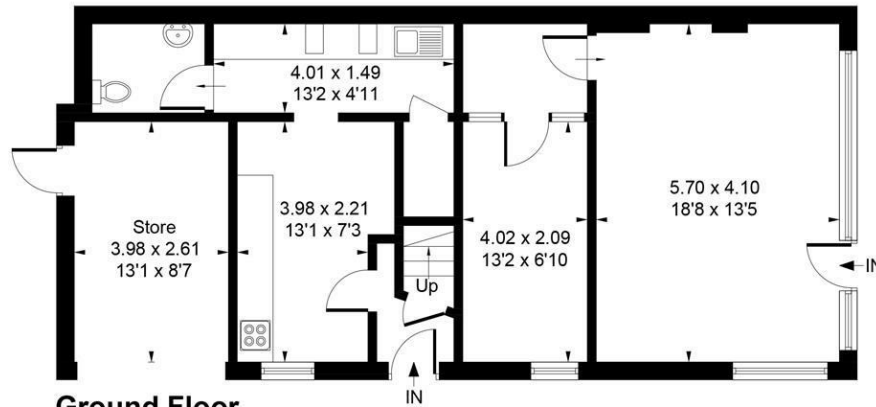




Approximate Gross Internal Area = 124.90 sq m / 1344 sq ft
(Including Store)



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
Exempt

VIEWINGS
By prior appointment only

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		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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