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HUNTERS®

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# Coldharbour Lane, Hayes

Asking Price £995,000



Hunters Estate Agents are pleased to offer for sale, this freehold building with a mixed use of residential and commercial premises.

The ground floor is currently running as an estate agents measuring approximately 108.8 Sq. M which has been trading for many years and comprises a large open plan office space with two separate offices, storage, kitchen/wc and parking for six cars. Above this commercial premises there is a one bedroom flat, comprising reception room, kitchen and fitted bathroom. To the rear of the property there is an additional two storey commercial building with ground floor fitted kitchen and w.c. and a first floor open plan office and separate storage unit/private office, this commercial unit also benefits from one parking space.

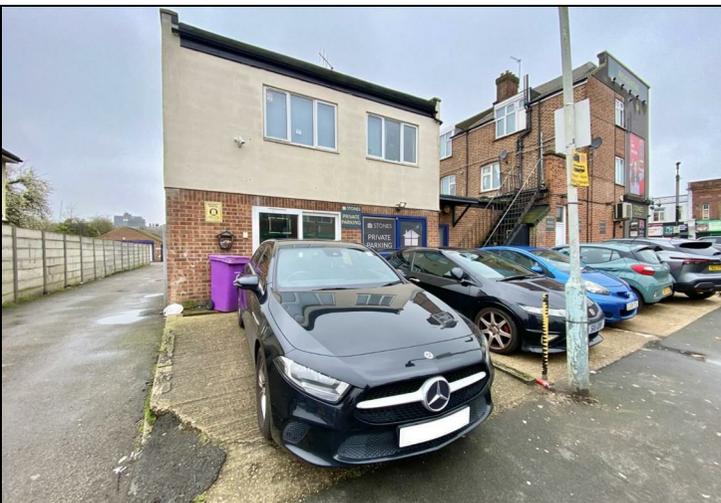
The property is situated on Coldharbour Lane and is walking distance to Hayes Town providing an array of amenities, transport links and multiple business'. For more information about the rental income being generated and terms of the lease for each premises, give our team a call.

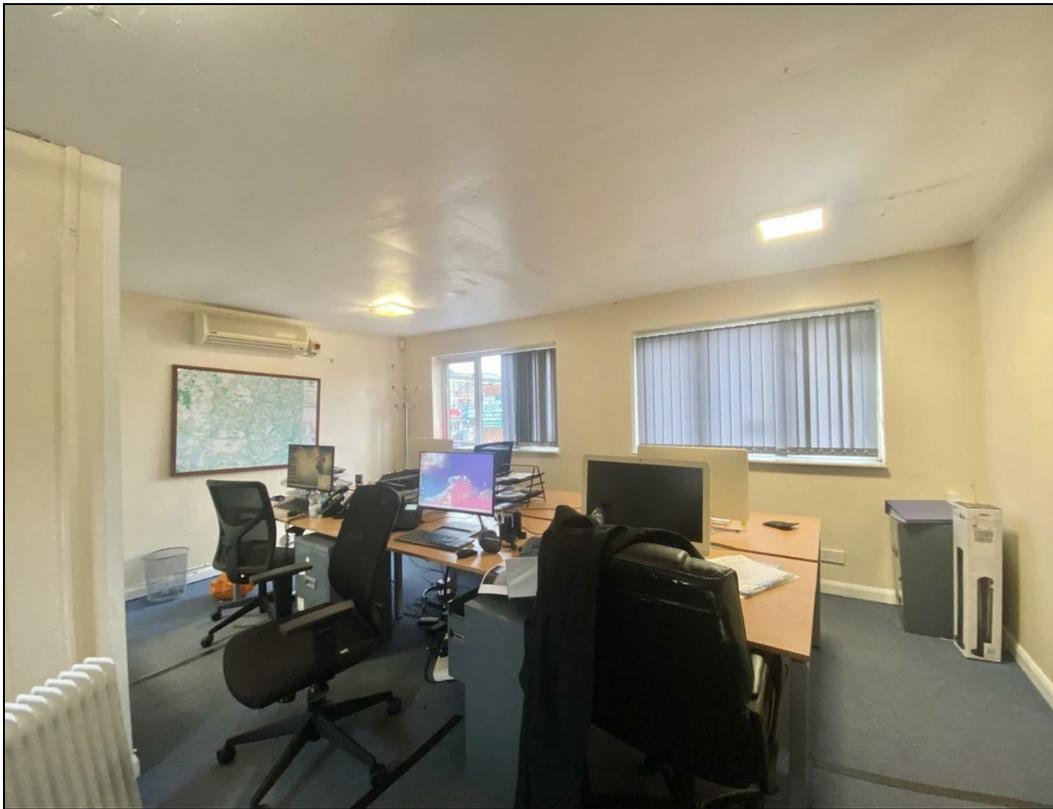
EPC Rating: C/Council Tax Band: B

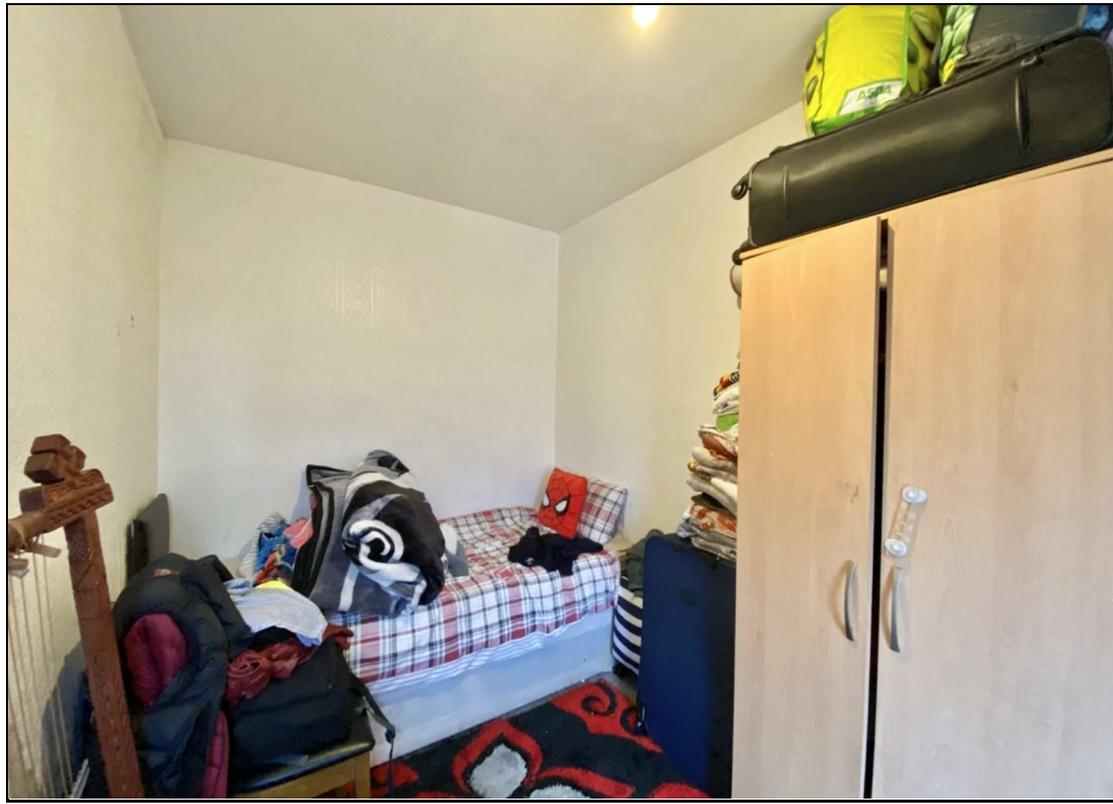


## KEY FEATURES

- Freehold Building
- Two Commercial Units
- One Bedroom First Floor Flat
- Parking for Seven Cars
- Combined Rental Income of £59,800 Per Annum
- High Street Location
- Moments Away From Amenities & Transport Links
- Potential to Develop/Convert (STPP)
- Viewing by Appointment Only
- EPC Rating: C/Council Tax Band: B

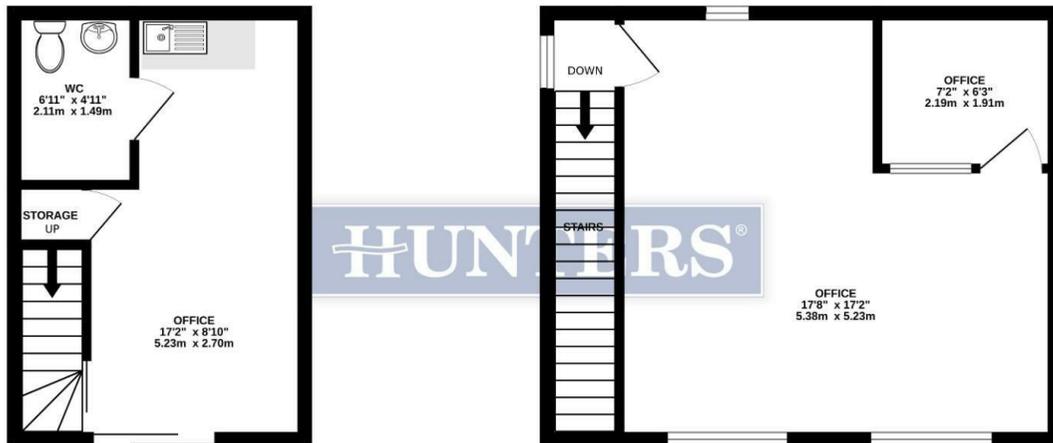






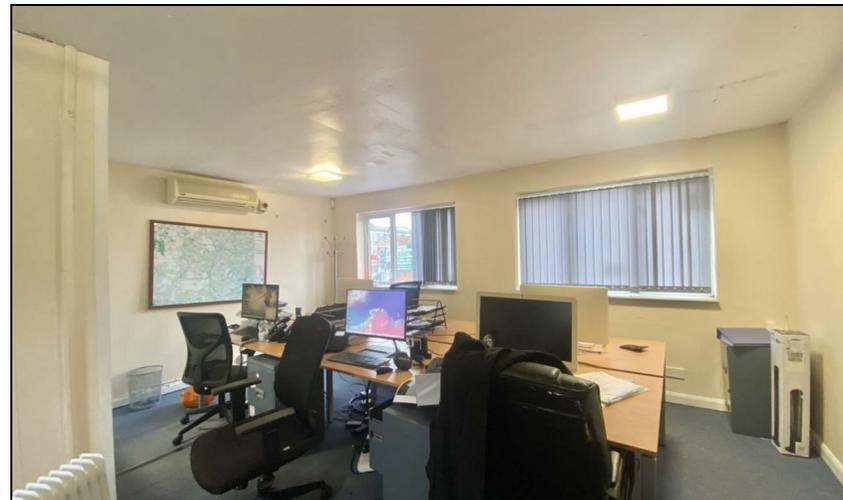
GROUND FLOOR  
202 sq.ft. (18.8 sq.m.) approx.

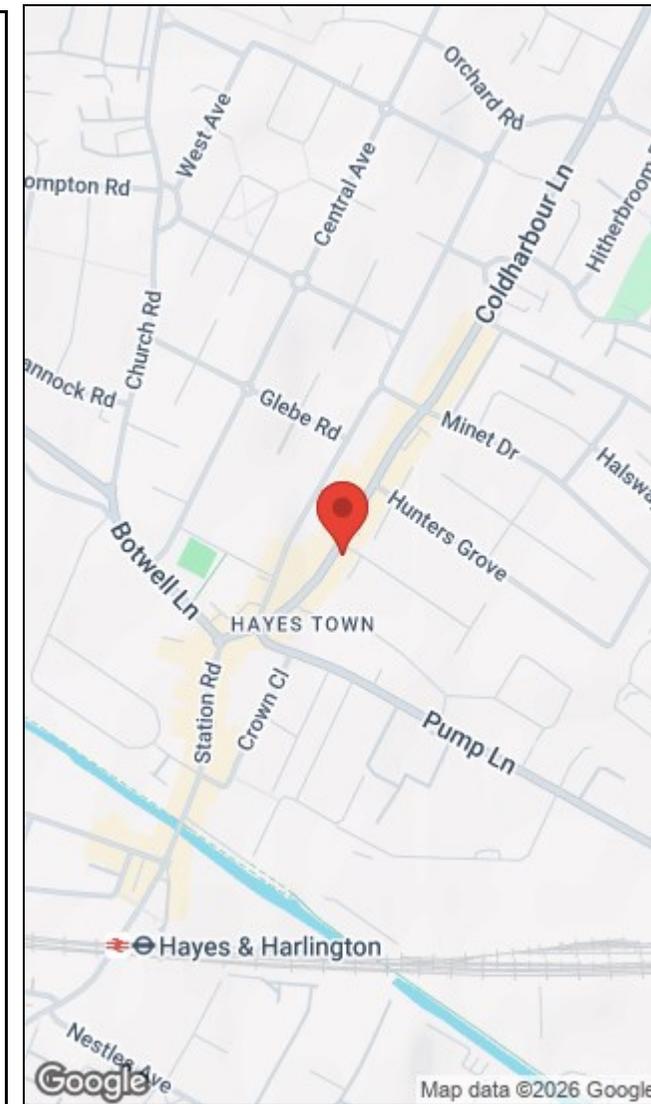
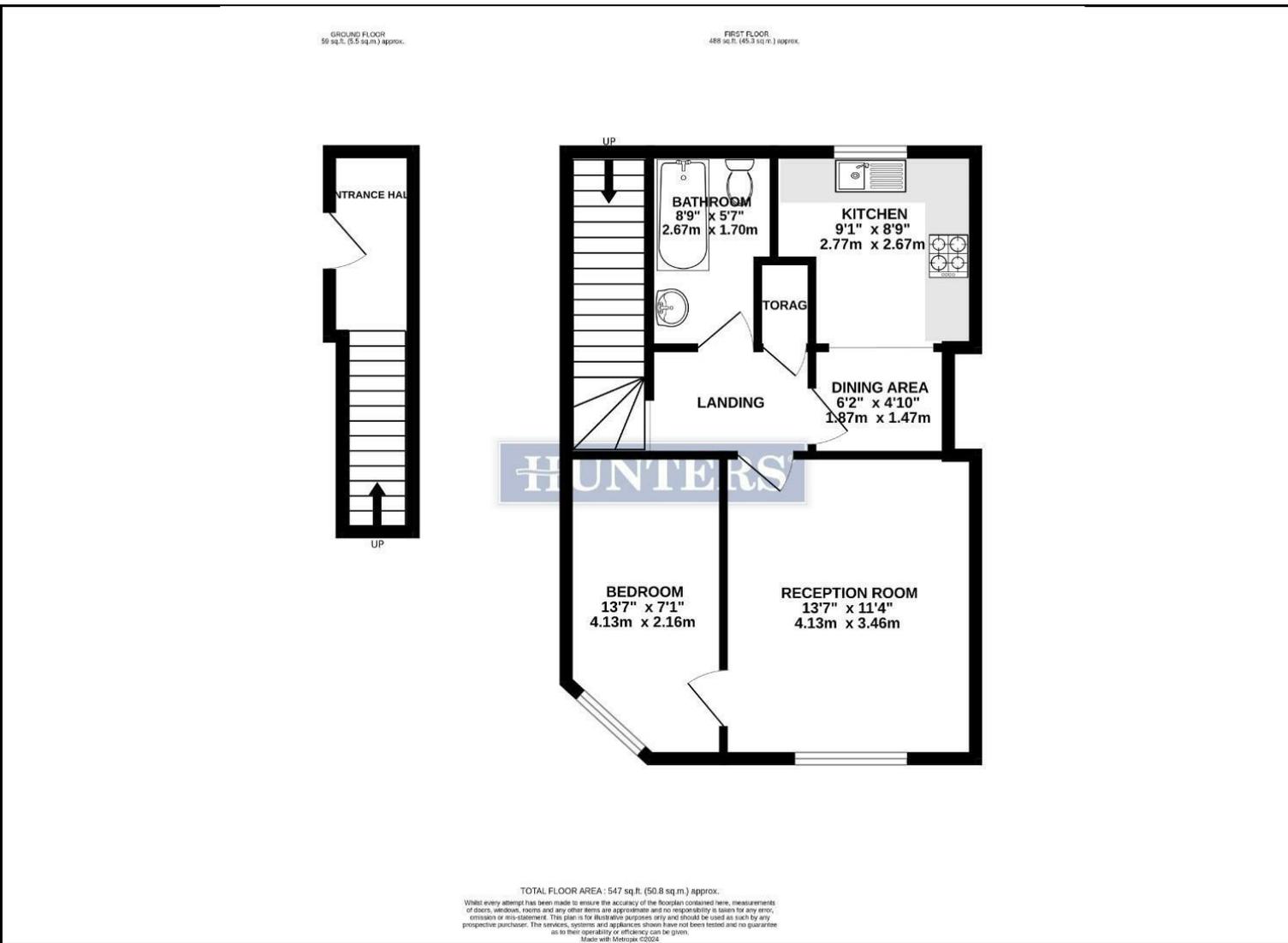
1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.

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.  
Made with Metropix 5/2024





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	70	78	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

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