



Uxbridge Road, Uxbridge

- Freehold Commercial Unit
- Rear Courtyard
- Good Condition
- £16,000 Per Annum
- Ground Floor used as a Takeaway
- 42 sq.m.
- Great Location
- EPC Rating: C/Council Tax: B

Asking Price £199,950

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Uxbridge Road, Uxbridge

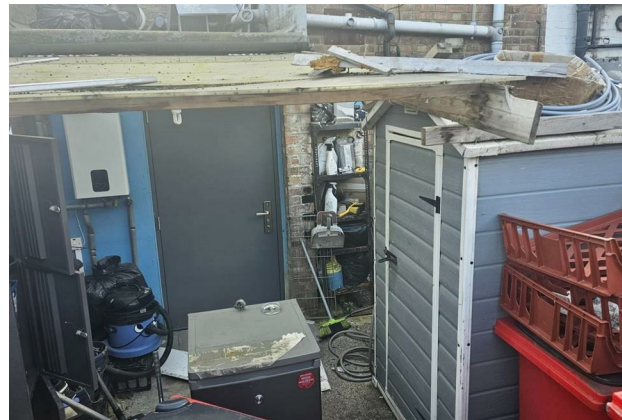
DESCRIPTION

We welcome to the market a fantastic opportunity to acquire this Freehold Investment Opportunity Located on a prominent Uxbridge Road.

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.

Please note the price of the freehold does not include the flat above, only the ground floor with small courtyard at the rear.

EPC Rating: C/Council Tax: B



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

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

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