

# **Uxbridge** **18 & 18A-C** **New Broadway** **Uxbridge Road** **Middlesex** **UB10 0LJ**

- **Freehold Shop and Residential Investment**
- Comprises a shop and self-contained residential accommodation above
- Prominent position on busy Uxbridge Road (A4020)
- Shop Rent Review 2021
- Total Current Rents Reserved  
**£19,100 pa**  
**plus part vacant**  
**residential**  
**accommodation**

On the Instructions of Receivers



## **Tenure**

Freehold.

## **Location**

Uxbridge, the administrative headquarters of the London Borough of Hillingdon is located 6 miles north-east of Slough and 14 miles west of central London. It enjoys good road communications with the M40/A40 Motorway located just to the north of the town centre and the M25 a short distance to the west.

The property is situated in the predominantly residential area of Hillingdon, approximately 1.75 miles from central Uxbridge, on New Broadway fronting the busy Uxbridge Road (A4020) between its junctions with Denzole Avenue and Parkfield Avenue.

Occupiers close by include Topps Tiles (opposite), Enterprise Rent-a-Car, Domino's and a Texaco garage with Co-operative Food convenience store.

## **Description**

The property is arranged on ground and two upper floors to provide a self-contained shop to the ground floor together with residential accommodation above which is presently arranged as three flats, accessed from the front.

## **VAT**

Please refer to the Special Conditions of Sale.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Energy Performance Certificate**

Range from EPC Rating 67 Band D to EPC Rating 71 Band C.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18	NK Arora	Gross Frontage 6.55 m (21' 6") Net Frontage 4.75 m (15' 7") Shop & Built Depth 14.05 m (46' 2") Ground Floor 56.35 sq m (607 sq ft)	10 years from 29.09.2016 Rent review every 5th year FR & I	£10,000 p.a.	Rent Review 2021
18A	Vacant	First Floor Flat – Not inspected			
18B	Individuals	First Floor Flat – Not inspected	12 months Assured Shorthold Tenancy from 19.02.2016	£9,100 p.a.	Reversion 2017
18C	Vacant	Second Floor – Not inspected			

**Total £19,100 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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