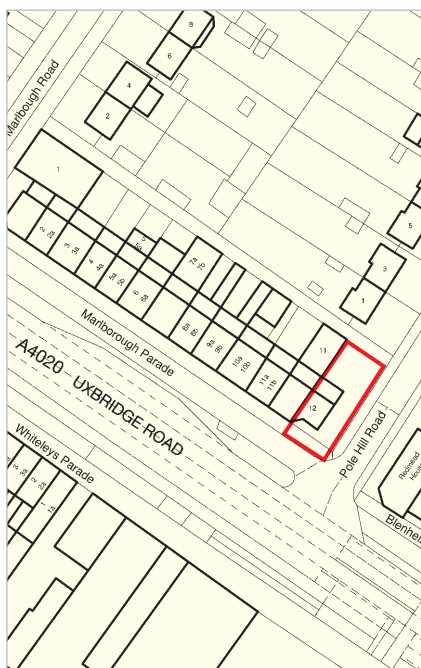


Hillingdon HSBC Bank 12 Marlborough Parade Uxbridge Road Uxbridge, Middlesex UB10 0LP

- **Freehold Commercial and Residential Building**
- Occupied by HSBC Bank plc until 22nd July 2014 at a rent of £29,000 pa
- Prominent corner position
- Includes a self-contained maisonette
- Development opportunity (1)
- May suit owner occupier, investor or developer
- VAT is not applicable

Vacant Possession on Completion



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Uxbridge is an old market town 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 within approximately 1½ miles. The property is situated in Hillingdon, on Marlborough Parade, fronting the busy Uxbridge Road (A4020) at the corner of Pole Hill Road approximately 2.5 miles south-east of Uxbridge town centre. Occupiers close by include Ladbrokes, Domino's, KFC, ATS Euromaster, Oakleigh Pharmacy and a Texaco filling station.

Description

The property is arranged on ground and two upper floors to provide at present a ground floor banking hall with rear ancillary accommodation and further staff and ancillary accommodation within part of the first floor to the rear of the property which is internally accessed. To the front of the property at first and second floor level is a self-contained maisonette which is accessed via an external staircase to the rear of the property. There is off-street parking fronting Pole Hill Road. Please note the property will be vacated by 22nd July 2014 and the bank will cease trading by 4th July 2014.

The property provides the following accommodation and dimensions:

Bank (GIA)		
Ground Floor	172.50 sq m	(1,854.14 sq ft)
First Floor Ancillary	28.80 sq m	(310.01 sq ft)
Maisonette (GIA)		
First Floor		
(Two Rooms, Kitchen)	58.55 sq m	(630.25 sq ft)

Second Floor

(Two Rooms, Bathroom) 58.50 sq m (629.71 sq ft)

Total (GIA) 318.35 sq m (3,424.11 sq ft)

Tenancy

The property is let to HSBC BANK PLC who are holding over at a rent of £29,000 per annum. However, HSBC Bank plc have served notice to terminate the lease and will be vacating by the 22nd July 2014. The property will therefore be offered VACANT on completion.

Planning (1)

The building and site may be suitable for re-configuration and development to alternative uses, including residential, subject to all necessary consents being obtained. All enquiries should be referred to the Planning Department of Hillingdon Borough Council. www.hillingdon.gov.uk
Tel: 01895 250230.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Please e-mail viewings@allstop.co.uk before 12 noon on Wednesday 25th June if you would like details of the single block viewing. Photo ID will be required on the day.

In the subject box of your e-mail, please ensure that you enter **Lot 86 Hillingdon.**

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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