

FREEHOLD INVESTMENT FOR SALE



THE WONDER CAFÉ, UXBRIDGE ROAD, HILLINGDON, UB10 0PH



INVESTMENT SUMMARY:

- FREEHOLD INVESTMENT / DEVELOPMENT OPPORTUNITY
- STRATEGIC LOCATION IN HILLINGDON WITH SUBSTANTIAL FRONTAGE TO THE UXBRIDGE ROAD
- GROUND FLOOR CAFÉ AND SELF CONTAINED 1 BED FLAT ON ~ 0.22 ACRES
- FLAT LET ON AST AT £13,200 PA, CAFÉ WILL BE SOLD WITH VACANT POSSESSION
- POTENTIAL ERV OF EXISTING SITE IS ~ £40,000 PA
- SUITABLE FOR ALTERNATIVE USES SUCH AS ROADSIDE RETAIL / LEISURE, DARK GROCERY, PART RESIDENTIAL STP

- **PRICE - OFFERS INVITED FOR THE FREEHOLD INTEREST**

LOCATION:

The property is located in Hillingdon, approximately 15 miles west of London and only 2.4 miles south east of Uxbridge town centre. The area benefits from excellent transport access, being in close to Heathrow Airport, the A40, M40 and M25 motorways. Located at the junction of Long Lane, and Uxbridge Road, the property benefits from a prominent position and substantial passer-by trade. Nearby occupiers include M&S Simply Food and a BP petrol station.

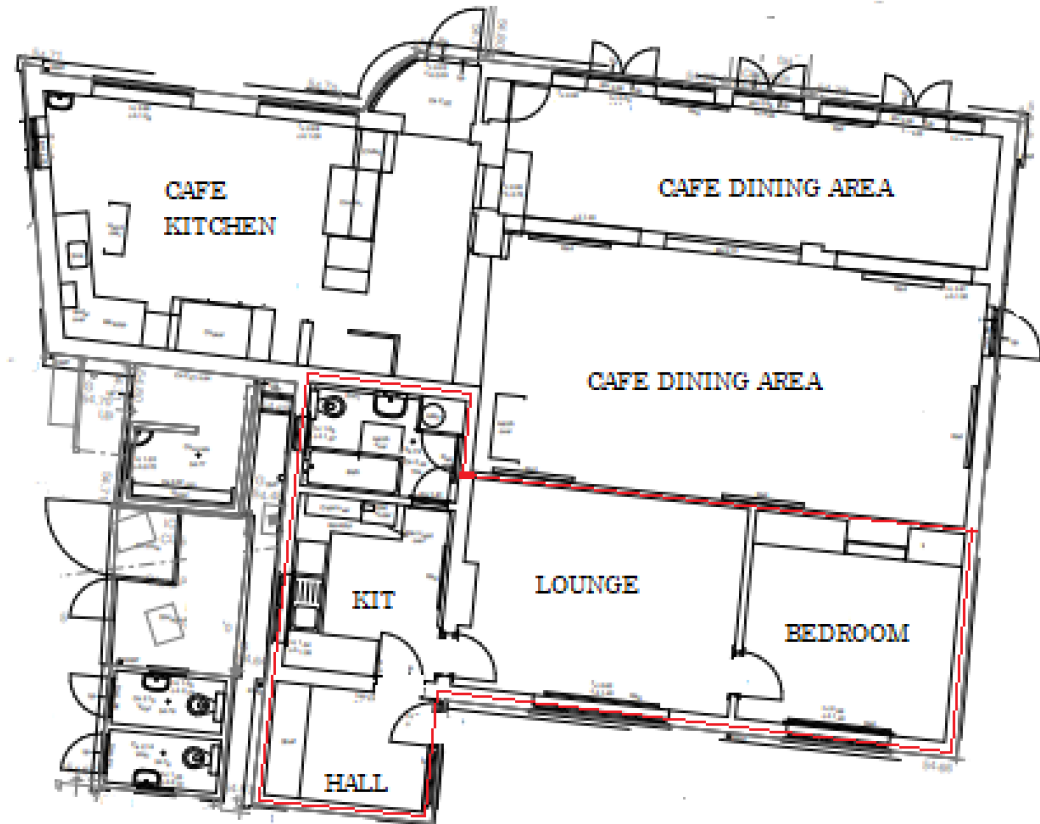


DESCRIPTION / ACCOMMODATION:

The property comprises a ground floor café with kitchen, staff and w/c facilities. To the rear is a self contained 1x bed flat which benefits from new double glazing and a recent rewire. Externally the car park area provides customer parking for approximately 12 cars and benefits from both established ingress and egress points. There is also an electricity substation on site which has the benefit of access rights.

Café / Kitchen / Ancillary: 125 sqm (1,345 sqft)

1 x 1 Bed Flat: 50 sq m (538 sqft)



TENURE / TENANCY:

The property is held freehold, and will be sold subject to an existing AST on the 1x Bed flat which is let at £13,200 pa (£1,100 pcm) and vacant possession of the Café. The purchaser may be able to acquire stock and equipment by separate negotiation.

RATES:

The Café is listed on the VOA with a rateable value of £14,926. The flat will be subject to domestic council tax and Buyers are to make their own enquiries.

ALTERNATIVE USES:

The site occupies a strategic location that has traded exceptionally well as [The Wonder Cafe](#) for many years. Interested parties could continue to trade the café or explore alternative uses such as road side leisure, last mile delivery, dark kitchen / grocery store, electric charging site or further residential accommodation, subject to planning.

PLANNING:

The property is within the London Borough of Hillingdon.

VAT:

VAT will be applicable to the sale

EPC:

Available on request

VIEWINGS:

Strictly by arrangement only.

PRICE:

Offers invited for the Freehold interest, subject to contract only. The Vendor will not accept STP offers.

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