



3 - 5 High Road

Uxbridge, Ickenham, UB10 8LE

Freehold Investment For Sale

2,887.02 sq ft

(268.21 sq m)

- 4 flats & 2 commercial units.
- Total income of £84,080.00 per annum
- 0.1 miles from Ickenham Underground Station.
- 1.1 miles from West Ruislip Underground Station.
- Scope to redevelop existing structure STPP.

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Summary

Available Size	2,887.02 sq ft
Price	£1,500,000 Guide Price
EPC Rating	Upon enquiry

Description

The building comprises a well presented mixed use investment located in a prominent position in Ickenham. The ground floor is made up of 2 well fitted retail units and residential upper parts. The retail units are self-contained and trade as a nail salon and Thai restaurant. The upper parts comprise of two, two bed apartments and two one bed apartments which are let on Assured Shorthold Tenancy Agreement. The total income for the building is approx. £84,080.00 per annum exclusive.

Location

The building is located in a prominent position on Ickenham High Road which is a main road linking Ickenham to Ruislip with high levels of passing traffic from the A40 Western Avenue. The building is 0.1 miles from Ickenham Underground Station, served by the Metropolitan and Piccadilly Line providing access into Central London within 48 minutes. By road, the property is easily accessible to the A40 Western Avenue, M40 and M25 Motorways.

Accommodation

The accommodation comprises the following areas:

Description	Building Type	sq ft	sq m
3 High Road (Nail Salon)	Retail	572.09	53.15
5 High Road (Restaurant)	Retail	693.84	64.46
3A High Road	Residential	575.75	53.49
3B High Road	Residential	559.67	52
3C High Road	Residential	238.30	22.14
3D High Road	Residential	247.36	22.98
Total		2,887.01	268.22

Tenancies

3 High Road (Nail Salon) is let by way of a lease expiring in 2034 at a passing rent of £15,000 per annum exclusive.

5 High Road (Restaurant) is let by way of a lease expiring in 2034 at a passing rent of £14,000 per annum exclusive.

3A High Road is a two-bedroom flat, let on an AST, producing £1,300 per calendar month.

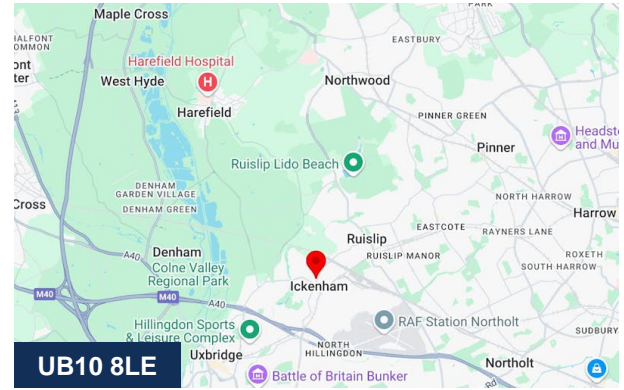
3B High Road is a two-bedroom flat, let on an AST, producing £1,340 per calendar month.

3C High Road is a one-bedroom studio flat, let on an AST producing £1,050 per calendar month.

3D High Road is a one-bedroom studio flat, let on an AST producing £900 per calendar month.

Video

- <https://property-teaser-video.s3.eu-west-1.amazonaws.com/64697263-fd41-4c5d-be3a-44d435311c85.mp4>



Viewing & Further Information



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