david charles
property consultants

FOR SALE

41-49 Oxford Road

New Denham, Uxbridge, UB9 4DB

Retail and Residential Investment and / or Development Opportunity (subject to planning)

Freehold For Sale

6,560 sq ft
(609.44 sq m)

- Income producing investment opportunity
- Development potential, subject to planning
- Suitable for owner occupation of ground floor
- Ground floor shop and yard
- Upper parts comprise 4 flats
- Forecourt parking

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Summary

Available Size	6,560 sq ft
Price	Offers in the region of £2,150,000
Rates Payable	£13,722.50 per sq ft For ground floor shop and rear yard. The flats fall within Council Tax band B
Rateable Value	£27,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises are a prominent, three-storey, commercial and residential building. It comprises a ground floor retail floor retail / trade counter with associated yard and forecourt parking. At 1st and 2nd floors there are 4 no. 2 bedroom flats. All are currently let by way of AST's producing approximately £4,450 pcm.

Location

The premises are located on the west side of Oxford Road at its junction with Newtown Road. It is within 1 mile of Uxbridge town centre with its associated retail and leisure facilities. Uxbridge Metropolitan line underground station is within 1 mile of the property. Junction 1 of the M40 motorway ½ mile to the north and junction 16 of the M25 is within 2 miles.

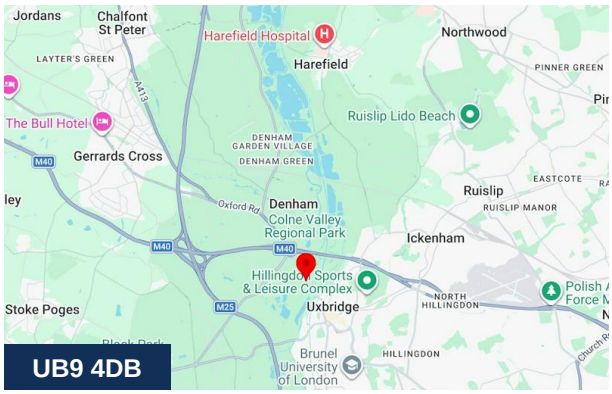
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Ground	2,330	-	Available
Outdoor	2,100	-	Available
1st - Flat 43	570	£1,325 /month	Let
1st - Flat 45	495	£1,325 /month	Let
2nd - Flat 47	570	£1,000 /month	Let
2nd - Flat 49	495	£800 /month	Let
Total	**6,560**		

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information

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