

INVESTMENT FOR SALE WITH DEVELOPMENT POTENTIAL

UNITS 2A 2B & 2C, PHOENIX WORKS, CORNWALL ROAD,
HATCH END HA5 4UH

01923 845 222
property@vdbm.co.uk



KEY FEATURES

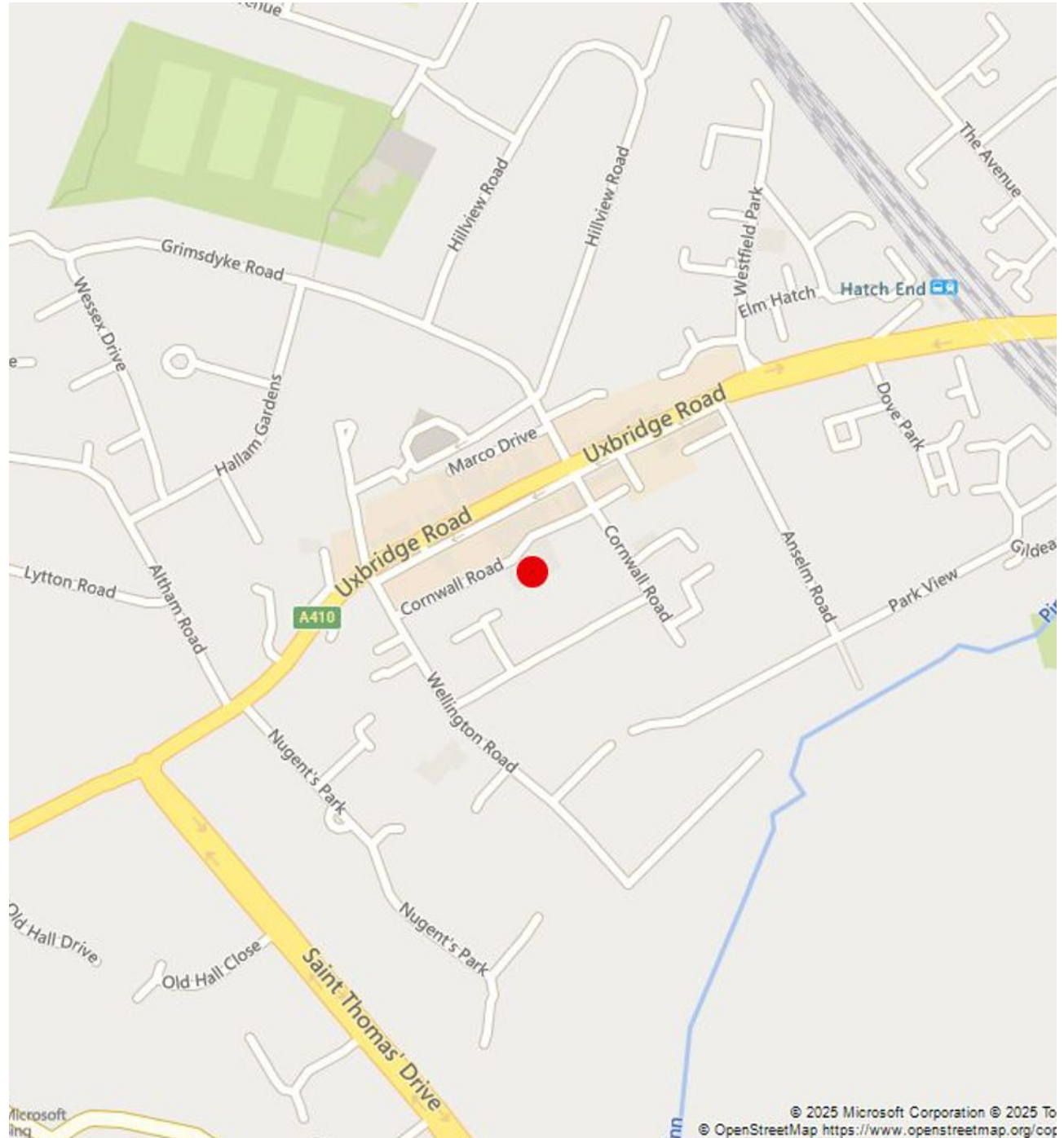
- FULLY LET INVESTMENT
- DEVELOPMENT POTENTIAL
- POPULAR LOCATION
- YOGA/CLUB/RETAIL USES
- LEASES OUTSIDE LTA 1954
- SHORT TERM LEASES

LOCATION

The property is situated in a service road off Cornwall Road running behind the shops on the south side of Uxbridge Road. Hatch End is an affluent residential area well known for its large range of high quality restaurants, beauty and skin treatment services and furnishing stores. There are also a number of retail outlets including a large Morrisons Food Store.

Hatch End Station is nearby and provides rail access to Central London and Watford.

By road, the M1 and A41 are within 15-20 minutes drive.







DESCRIPTION

INVESTMENT / DEVELOPMENT A rare opportunity to purchase an investment property with redevelopment potential. The property comprises three adjoining single storey buildings used as a yoga studio, private members club and a beauticians.

Our client is selling the freehold interest subject to three leases which are outside the security of tenure provisions of the Landlord & Tenant Act 1954.

UNIT 2A

Four years from 22.06.24 at a rent of £19,000 pa for two years rising to £20,000 pa. Tenant break 22.06.26

The tenant is Yoga Collective London Limited with a guarantor and there is a rent deposit.

UNIT 2B

Five years from 18.04.24 at a rent of £20,000 pa. There are rolling mutual break clauses after 18.04.26.

The tenants are four individuals and there is a rent deposit.

UNIT 2C

Let on a 5 year lease from September 2025 subject to a tenant only break clause after 2 years. Rent £8,000 pa.

The tenant is an individual with a guarantor and rent deposit.



ACCOMMODATION	SQ FT	SQ M	
UNIT 2A	1,226	113.9	
UNIT 2B	965	89.65	
UNIT 2C	200	18.58	

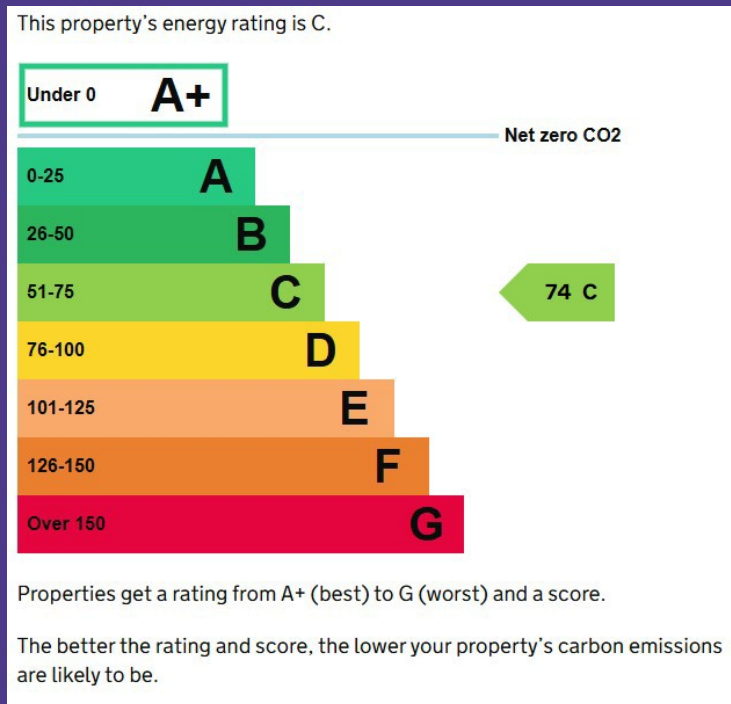
EPC

An energy performance certificate (EPC) is available upon request. The properties have the following ratings of:-

Unit 2A - D (77)

Unit 2B - C (74)

Unit 2C - B (38)



PRICE

£700,000 Guide Price (No VAT)

TERMS

For sale freehold subject to the existing leases.

VIEWING

Strictly by appointment through VDBM.
 toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



01923 845 222
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