

Alexander Reece Thomson

FREEHOLD FOR SALE MIXED USE ASSET MANAGEMENT / BREAK UP / DEVELOPMENT OPPORTUNITY

Car Repair & MOT Premises, Car Wash, Café & Residential Premises
160 – 168 Uxbridge Road, 1 Westminster Terrace,
1 - 5, 6 & 8 Maudesville Cottages, Hanwell, London, W7 3TB

Broadly level site of approx. 0.66 acres including a range of commercial buildings, residential accommodation, yard areas and forecourt parking with prominent frontage to the Uxbridge Road.

Fully let producing gross income of approximately £389,568 p.a.

Approx. 0.3 miles south west of Hanwell Station (Elizabeth Line and National Rail) and approx. 1.8 miles west of Ealing Broadway

Asset management and / or a wide range of development potential (subject to the necessary consents) to enhance the existing income and the site density

Offers invited for the freehold interests subject to the existing tenancies.

Price on Application



160-168 Uxbridge Road, 1-6 & 8 Maudesville Cottages and 1 Westminster Terrace, Hanwell, W7 3TB

Address	Description of Premises	Rent (PCM)*	EPC Rating	Floor Area / sq m (approx)	Floor Area / sq ft (approx)
Commerical					
160 Uxbridge Road inc. back yard	Alloy wheel refurbishment / exchange	£ 2,000	TBC	Premises: 429.32 Yard: 124.38	Premises: 4,621 Yard: 1,339
162-164 and rear of 166 Uxbridge Road	Garage Premises	£ 8,000	TBC	1013.42 (ground and first floors)	10,908 (ground and first floors)
162 Uxbridge Road	Car Wash Premises	£ 900	NA	NA	NA
162-164 Uxbridge Road & Office at 166 Uxbridge Road	Car Sales Forecourt at 162-164 and Office at 166	£ 800	NA	NA	NA
166 Uxbridge Road	Café	£ 600	TBC	10	106
TOTAL		£ 12,300			
Residential					
160 Uxbridge Road	Flat 1	£ 1,250	D	52	560
160 Uxbridge Road	Flat 2	£ 1,350	E	45	484
160 Uxbridge Road	Flat 3	£ 800	C	24	258
160 Uxbridge Road	Flat 4	£ 740	D	24	258
166 Uxbridge Road	Flat 1	£ 900	E	27	291
166 Uxbridge Road	Flat 2	£ 800	E	26	280
168 Uxbridge Road + Land Associated with 168 Uxbridge Road	Residential House	£ 1,650	D	81	872
1 Westminster Terrace, Westminster Road		£ 1,200	TBC	80	859
1 Maudesville Cottages	Residential House	£ 2,000	E	67	721
2 Maudesville Cottages	Residential House	£ 1,512	D	62	667
3 Maudesville Cottages	Residential House	£ 1,500	D	62	667
4 Maudesville Cottages	Residential House	£ 1,512	D	63	678
5 Maudesville Cottages	Residential House	£ 1,600	D	65	700
6 Maudesville Cottages	Residential House	£ 1,550	D	60	646
8 Maudesville Cottages	Residential House	£ 1,800	D	65	700
TOTAL		£ 20,164		803	8,641
Total Rent PCM (Residential and Commerical Combined)		£ 32,464	*Note that some tenancies are granted on an 'inclusive' basis		
Total Rent PA (Residential and Commerical Combined)		£ 389,568			

Location Plan



Location

The property is situated on the south side of Uxbridge Road in Hanwell, within the London Borough of Ealing.

The surrounding area provides a broad range of amenities including a Lidl supermarket and Sainsburys Convenience Store, a variety of independent retailers, cafés, restaurants and public houses. Larger retail and leisure facilities are available nearby at West Ealing and Ealing Broadway.

Contact the Sole Agents for More Information:

Contact: **Seb Norman**
 Email: sebnorman@artsurveyors.co.uk
 DDI: 020 7034 3395

Contact: **Nigel Lenson**
 Email: nigellenson@artsurveyors.co.uk
 DDI: 020 7034 3385

SUBJECT TO CONTRACT

Alexander Reece Thomson LLP
 26 Mortimer Street, London W1W 7RB
 Tel: +44 (0)20 7486 1681
enquiries@artsurveyors.co.uk
www.artsurveyors.co.uk



Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.