

# 82 Whitehall Road, Uxbridge, Middlesex UB8 2DQ

**Guide Price £110,000\***

## FREEHOLD INVESTMENT INCLUSIVE OF THREE LOCK UP GARAGES AND PARKING SPACE



This freehold ground rent investment is situated to the south of Uxbridge Town Centre with its major shopping centres, bus terminal and Station that serves the Metropolitan and Piccadilly Lines. Good road links serve the area with close access to the M40, M25 London Orbital Motorway and the M4 as well as Heathrow London Airport. The property is a detached dwelling that has been sub-divided into three self-contained flats, all held on long leases with rising Ground Rents of £150 pa each, thus £450 pa in total. There is a block of three garages on the site which are let at £275 per quarter, £275 per quarter and £85 per month respectively, thus producing £3120 pa in total. There is also an additional parking space that is currently vacant. The site in total measures approximately 347 sm (0.08 acres) and may hold further development potential subject to obtaining any necessary consent that may be required. Any intending purchaser should make their own enquiries with the local authority planning office in this regard. The lessees have not exercised their right to purchase. This lot will be of interest to investment purchasers.

### ACCOMMODATION

82a - Held on lease from 1st May 2020 for 125 years, Ground Rent £150 pa rising.. 82b - Held on lease from 1st May 2020 for 125 years, Ground Rent £150 pa rising. 82c - Held on lease from 24th September 2021 for 125 years, Ground Rent £150 pa rising. Three vacant garages that do not form part of the above leases.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon  
Council tax all flats are Band C  
EPC Ratings for 82a and 82b are Band C and for 82c is Band D

### VIEWING TIMES

External viewing only. Please be courteous to neighbours.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN