



The Carpenters Arms

1370 Uxbridge Road, Hayes, UB4 8JJ

**Rarely available former
public house / restaurant for
sale situated on a site of 0.4
acres.**

4,755 sq ft

(441.75 sq m)

- Prominent corner position
- Development potential STPP
- Heathrow Airport (4.4 miles)
- Hayes & Harlington Elizabeth Line (3.2 miles)
- Approximately 100 cover restaurant
- Front and rear garden
- Car park for 30 vehicles

The Carpenters Arms, 1370 Uxbridge Road, Hayes, UB4 8JJ

Summary

Available Size	4,755 sq ft
Price	Offers in the region of £2,800,000.00
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The site comprises of a former public house / restaurant situated in a prominent corner position on the Uxbridge Road, Hayes. The main building comprises of 2 entrances, a horseshoe bar and approximately 100 cover restaurant. The upper parts comprise of a spacious, well presented 3 bedroom apartment. Externally, the property benefits from a garden to the front of the site and to the rear a separate car park providing approximately 20 parking spaces. The site offers a unique opportunity for owner occupier or investors looking to repurpose the property / redevelop the site STPP.

Accommodation

The accommodation comprises the following areas:

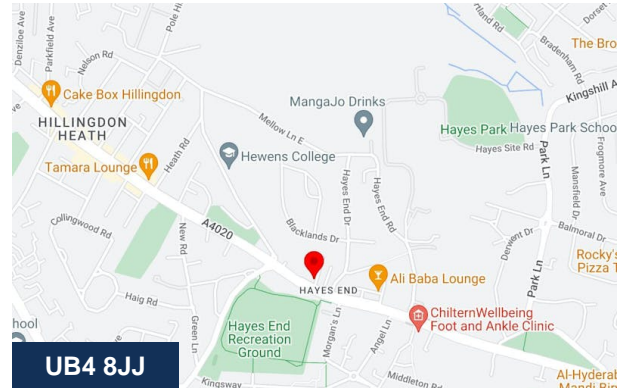
Name	sq ft	sq m	Availability
Basement	657.20	61.06	Available
Ground	2,811.16	261.17	Available
1st	1,019.12	94.68	Available
Total	4,487.48	416.91	

Planning

Planning permission has been granted Ref: 7073/APP/2019/3721 for a single storey side and rear extension. A copy of the plans relating to this application can be downloaded within this document.

Video

- - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/6107e7d3-02f2-4c4d-a0bd-60b5a6e9cff7.mp4>



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507

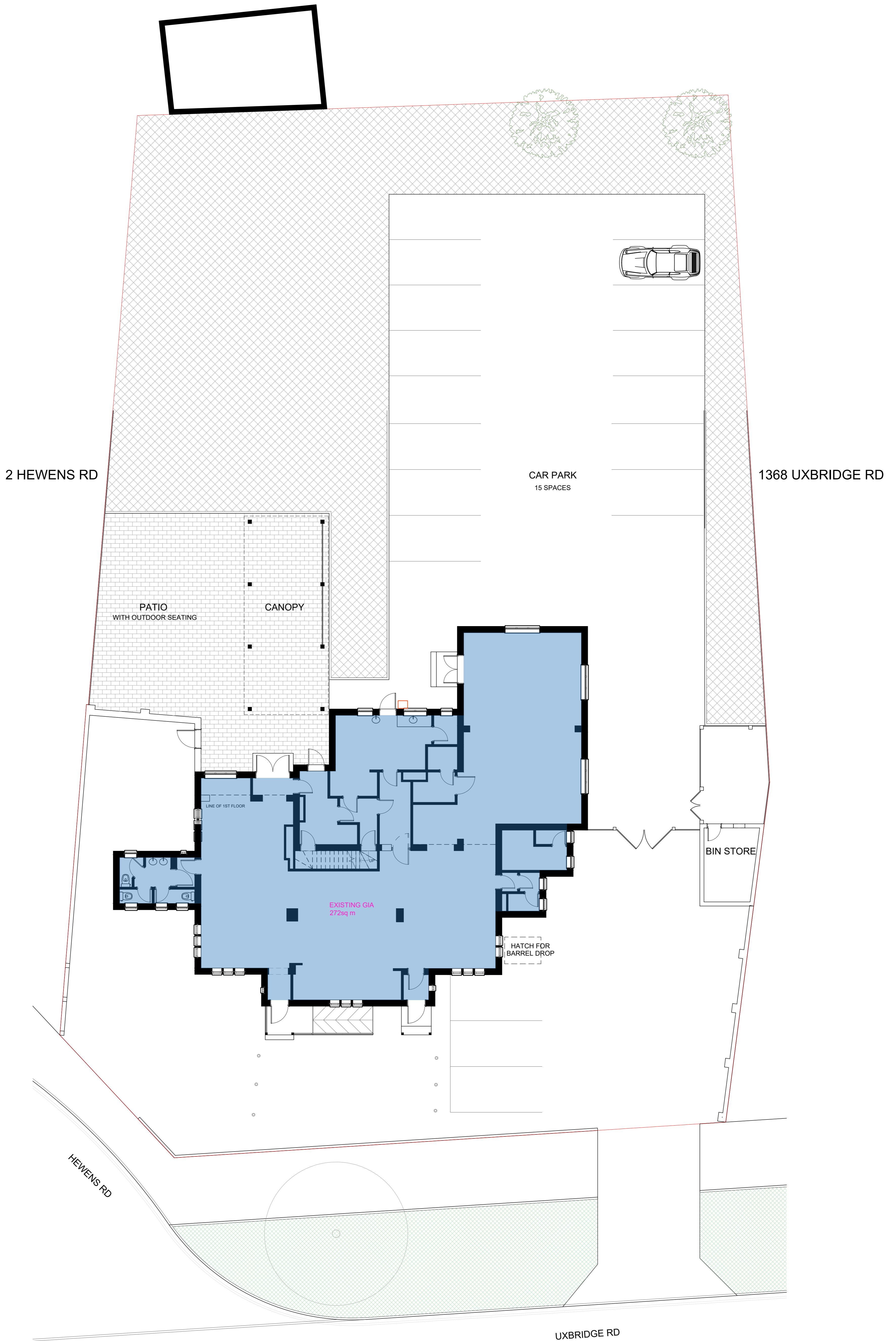
george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/04/2024





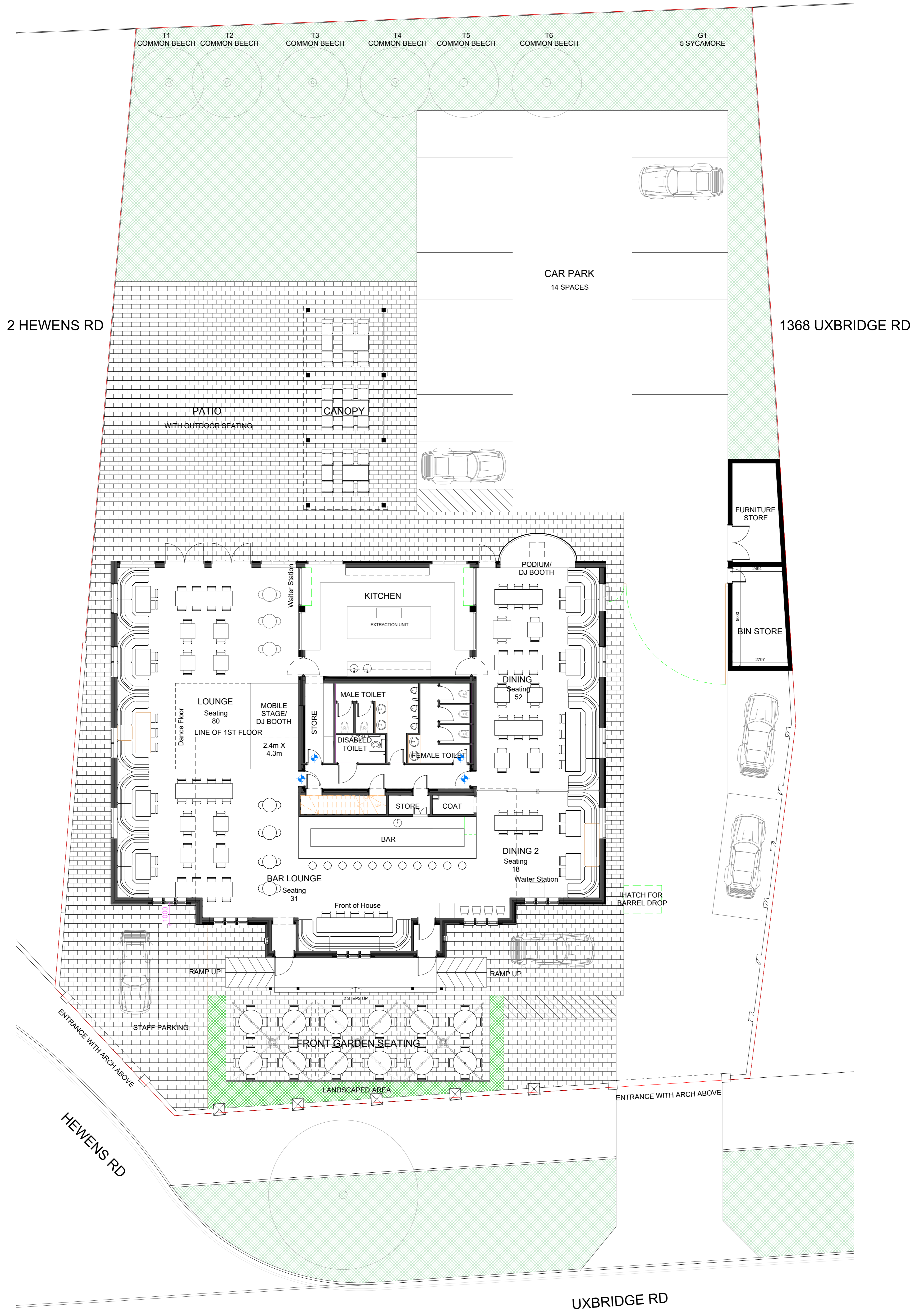




EXISTING GROUND FLOOR PLAN
1 : 100



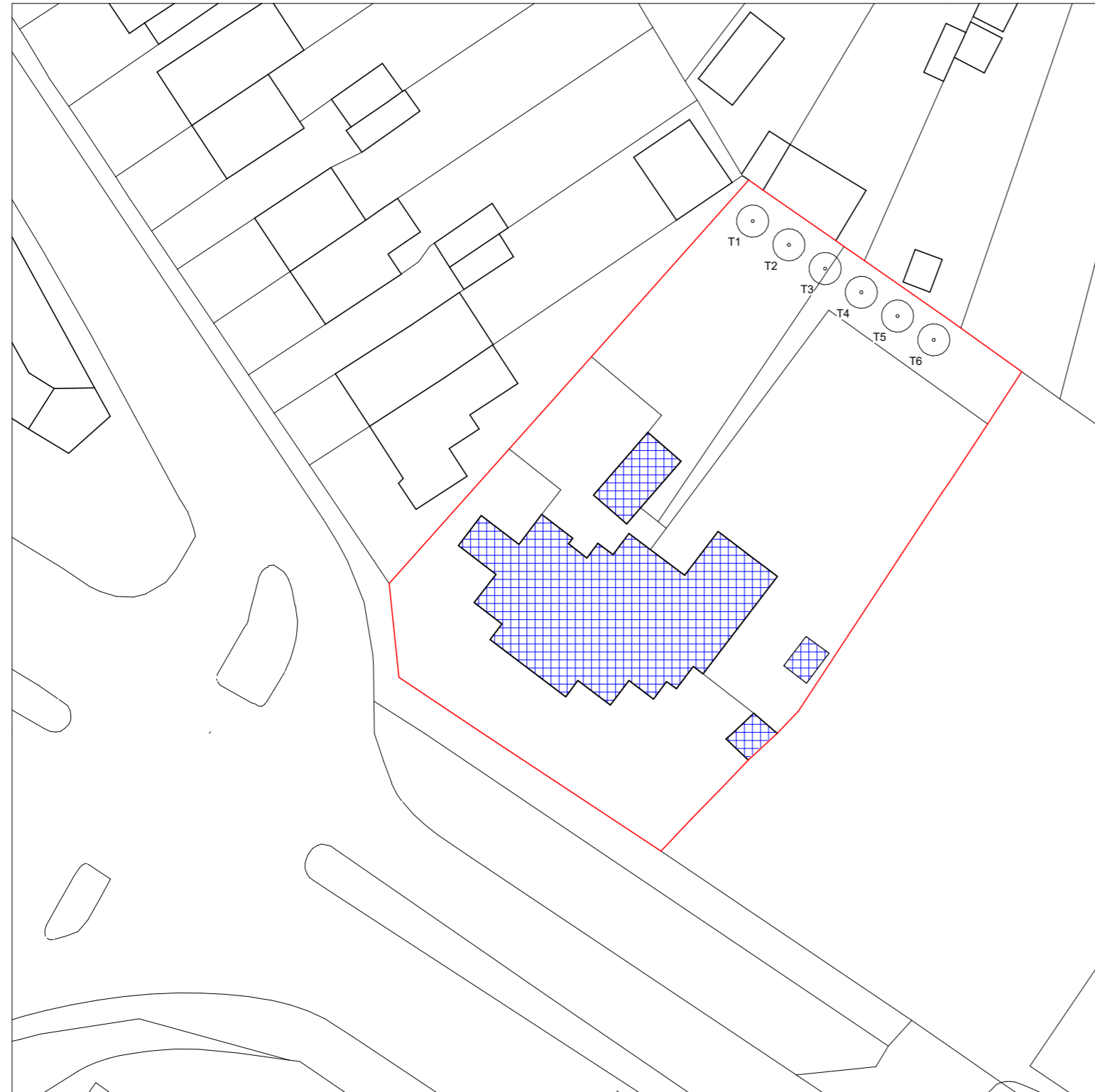
PROJECT	DWG NO.	SCALE	DETAIL	10.11.2021	15.11.2021	PROJECT NO.	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
CARPENTER'S ARMS, 1370 UXBRIDGE RD, HAYES UB4 8JJ	05	1:100 @ A1	EXISTING GROUND FLOOR PLAN	ISSUED FOR DISCUSSION	SENT TO CONSULTANT	20.41	
PLANNING				27.01.2022	SENT TO CLIENT		



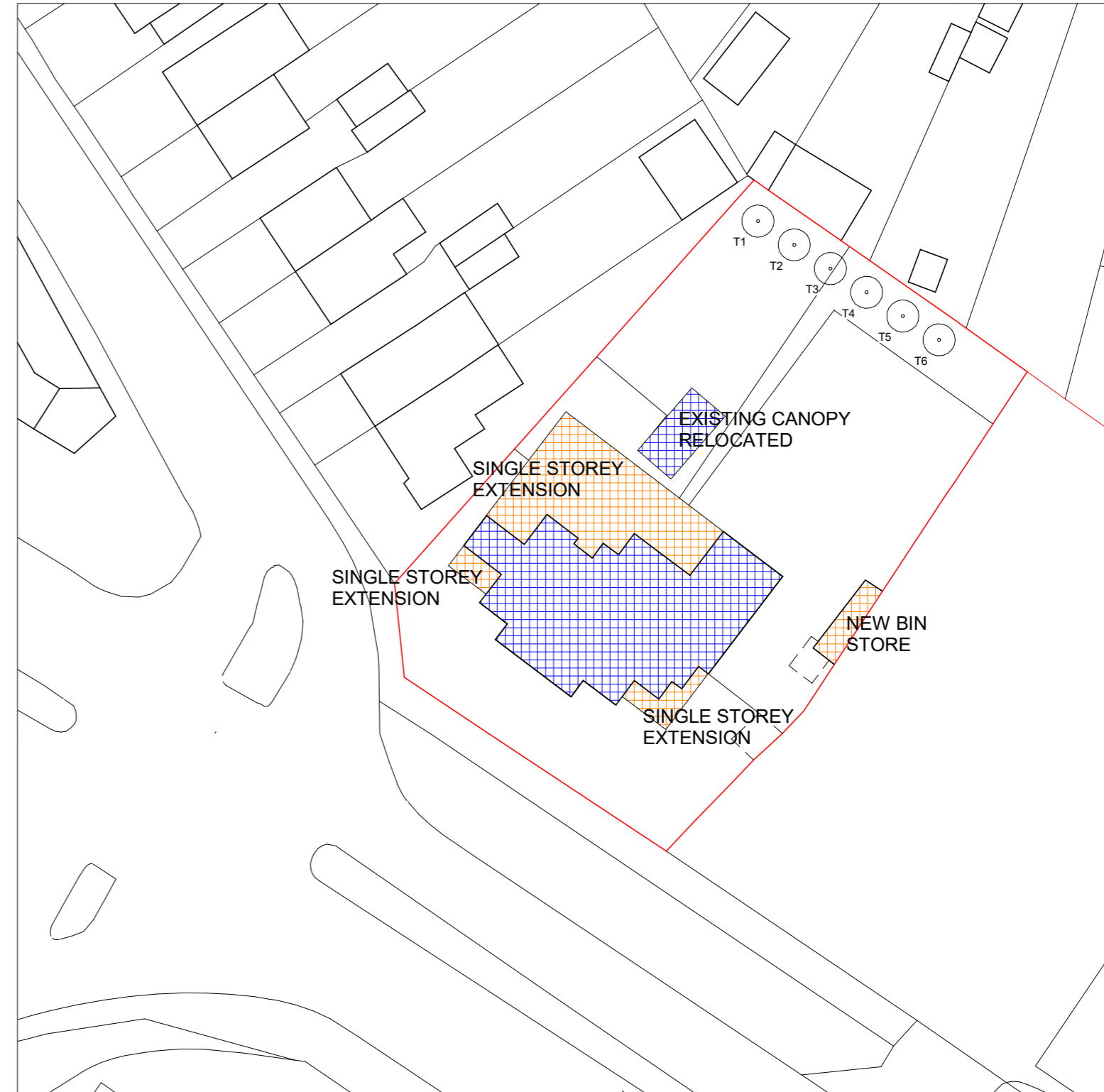
AS APPROVED ref. no. 7073/APP/2019/3721
GROUND FLOOR PLAN
 1 : 100



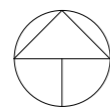
PROJECT	DWG NO.	SCALE	DETAIL	A05.01.2021	A26.01.2021	PROJECT NO.	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
CARPENTER'S ARMS, 1370 UXBRIDGE RD, HAYES UB4 8JJ	02	1:100 @ A1	EXISTING GROUND FLOOR PLAN	ISSUED FOR A DISCUSSION A11.02.2021	ISSUED FOR A DISCUSSION A12.02.2021	20.41	
PLANNING				ISSUED FOR A DISCUSSION	ISSUED FOR A DISCUSSION		



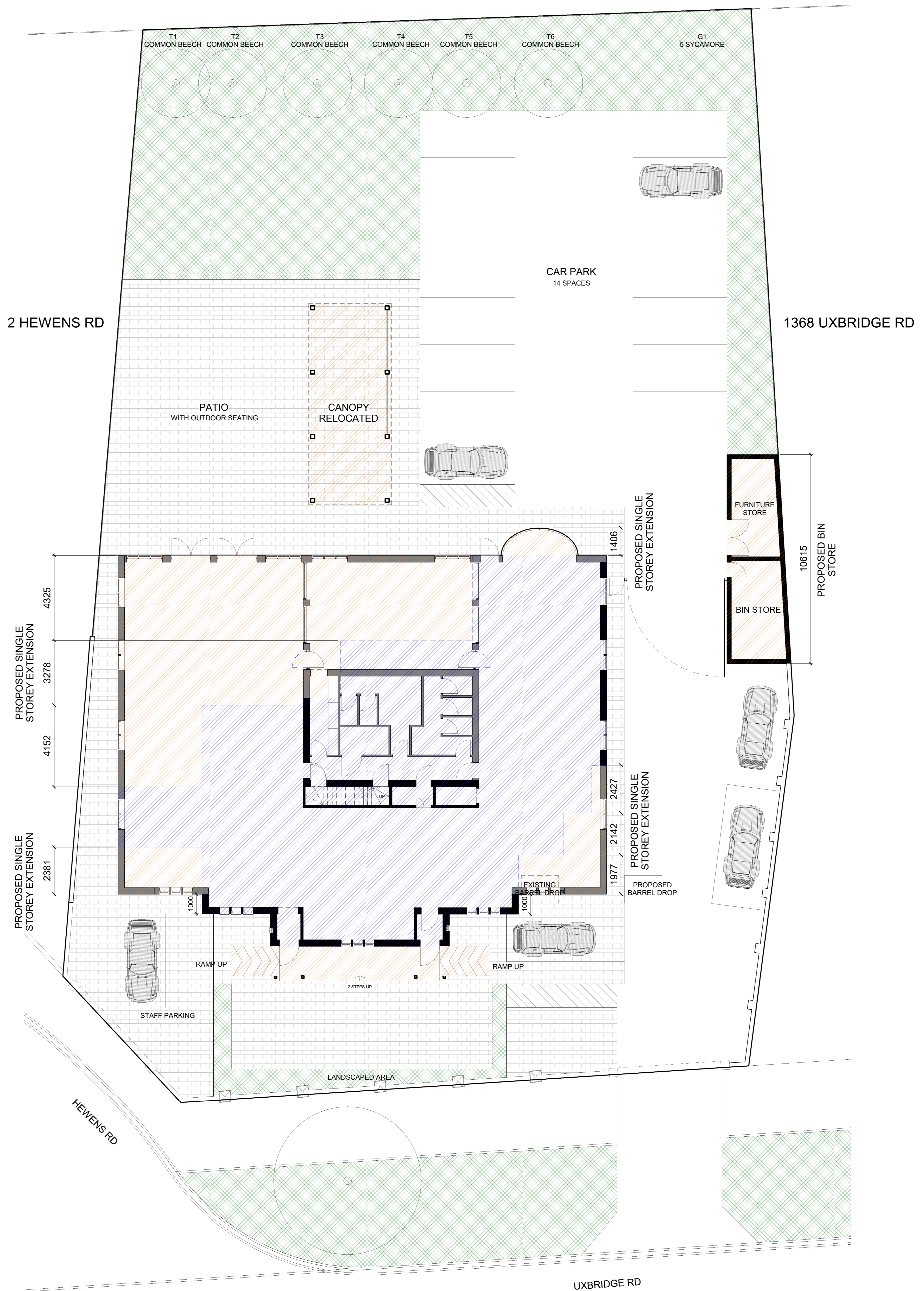
EXISTING SITE PLAN



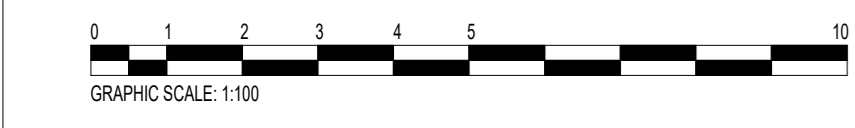
PROPOSED SITE PLAN



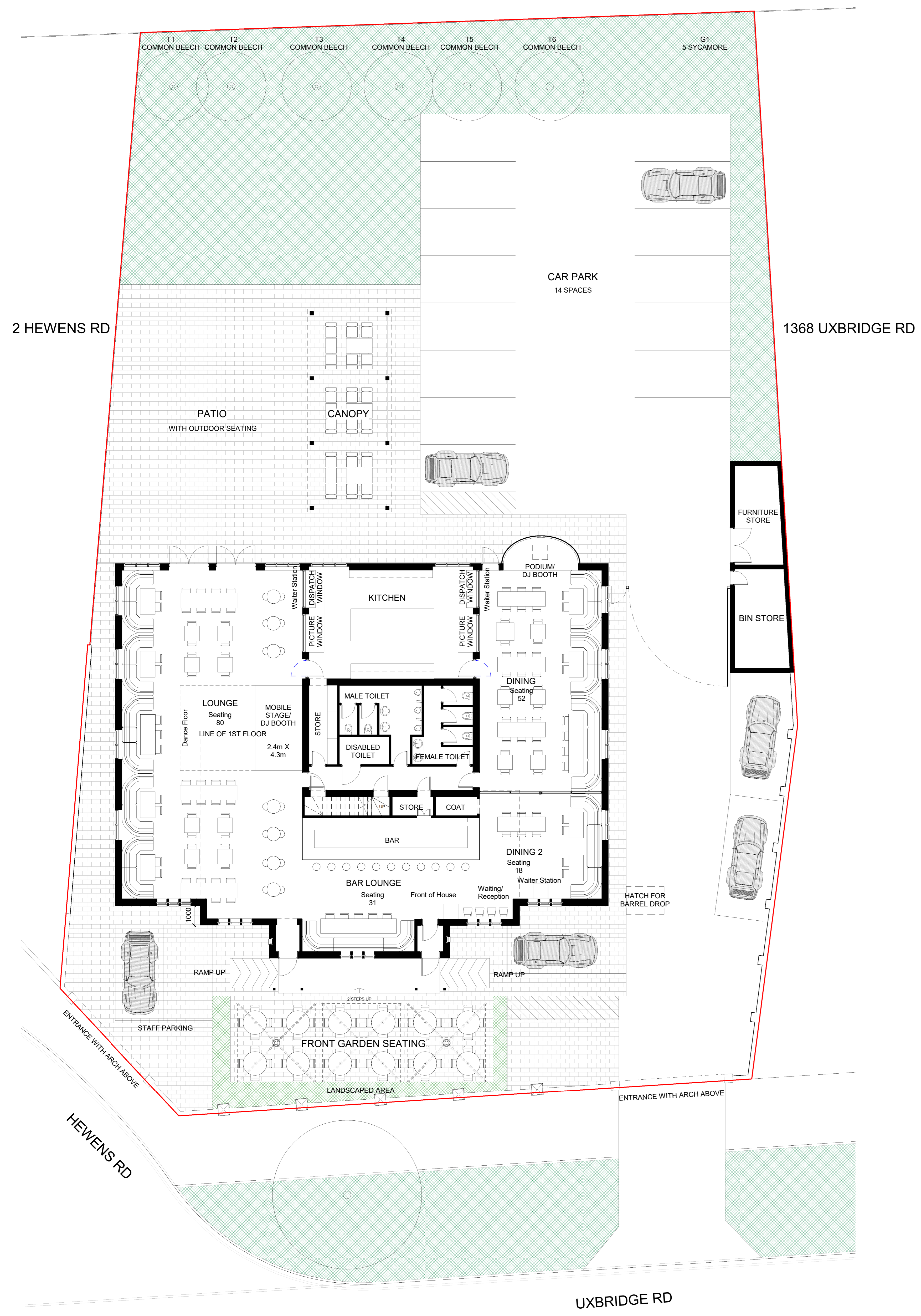
PROJECT:	DWG NO.	SCALE:	DETAIL:	NOTES:	15/11/19	A - 27/01/2020					PROJECT NO.	
CARPENTER'S ARMS 1370 Uxbridge Rd, Hayes UB4 8JJ	01A	1 : 500 @A2	EXISTING AND PROPOSED SITE PLAN		ISSUED TO PLANNING DEPT. HILLINGDON	AMENDED AS REQUESTED					19.35	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304 - info@prarchitecture.co.uk



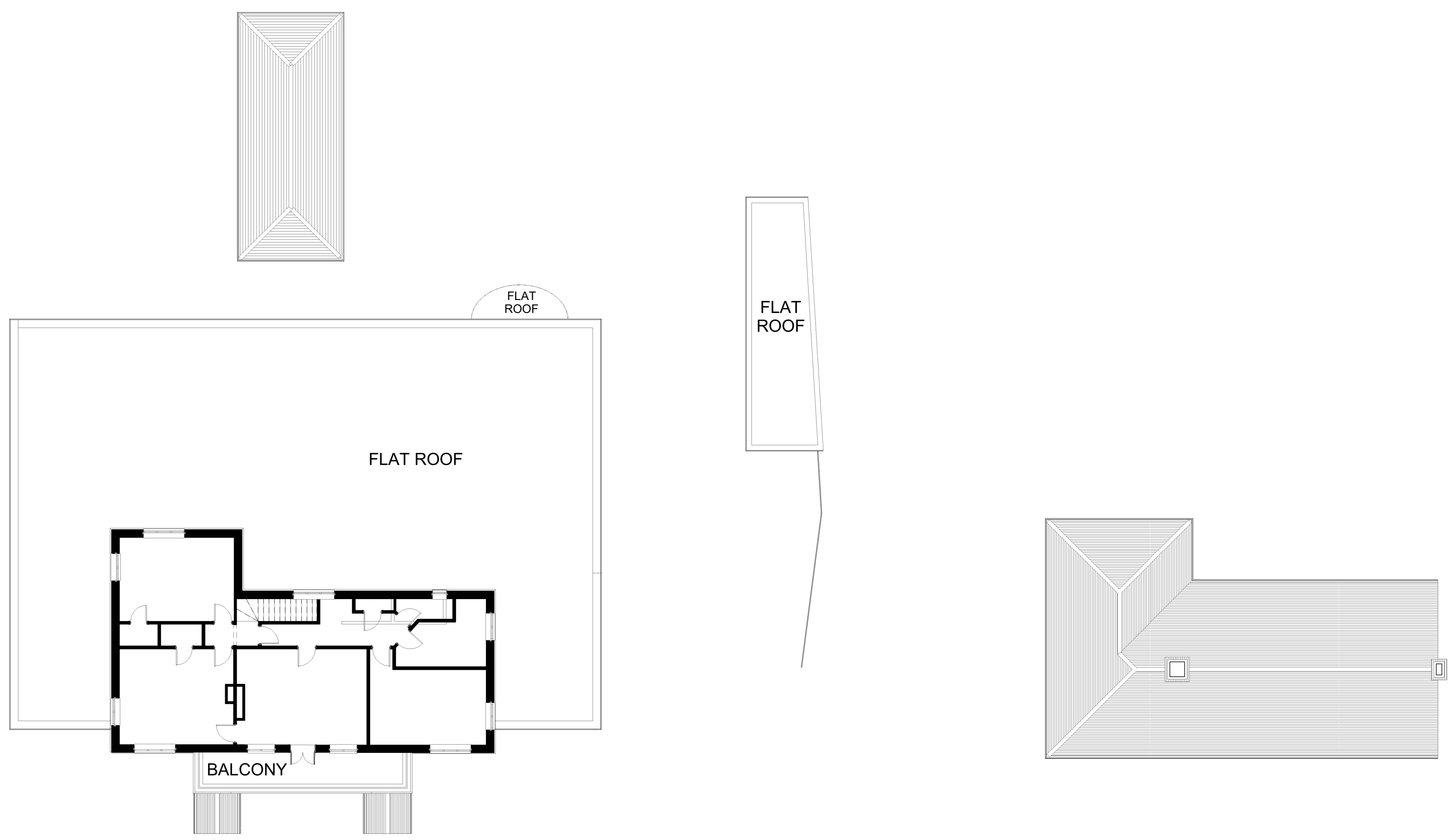
PROPOSED DEMOLITION AND EXTENSION PLAN
1 : 100



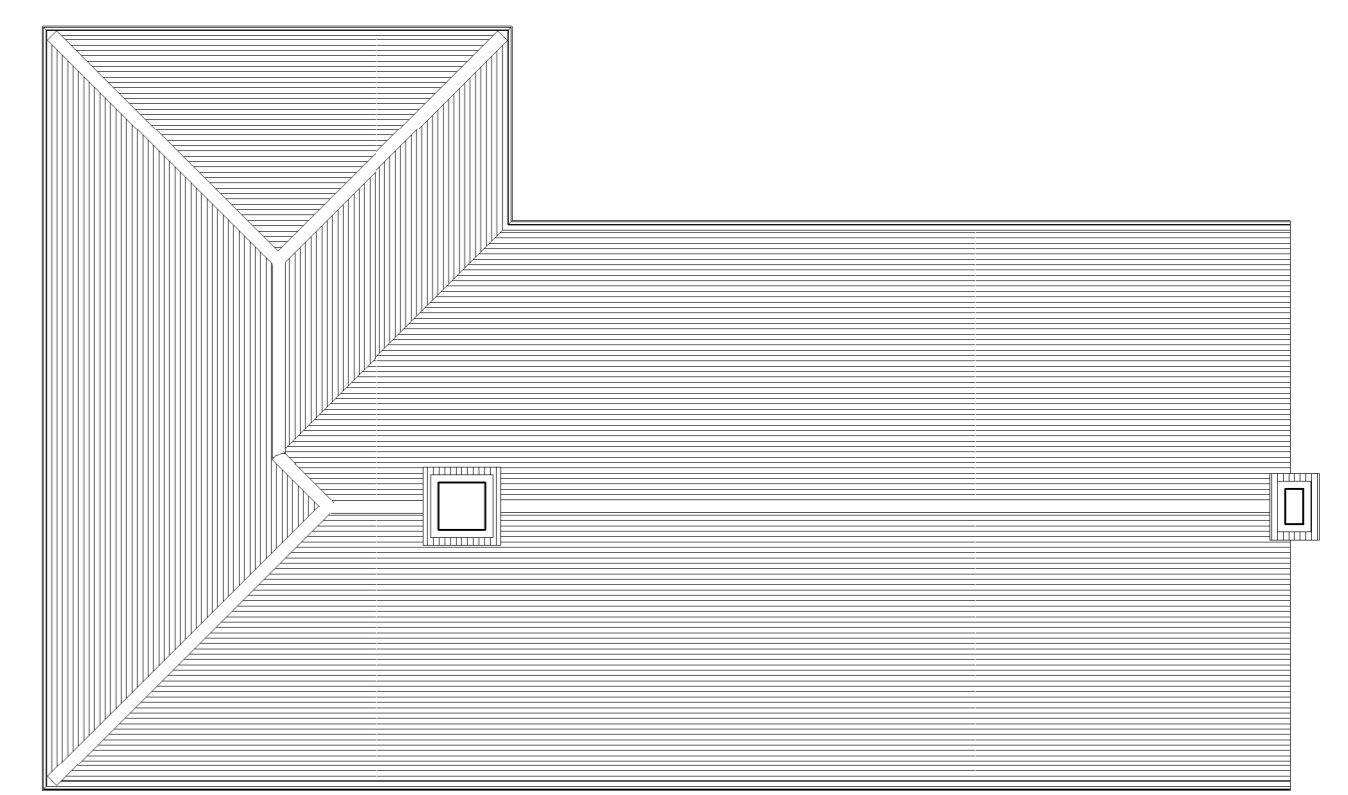
PROJECT: THE CARPENTERS PUB 1370 UXBRIDGE ROAD, HAYES UB4 8JJ	DWG NO. 07 A	SCALE: 1 : 100 @A0	DETAIL: PROPOSED DEMOLITION AND EXTENSION PLAN	NOTES:	15.11.2019 ISSUED TO PLANNING DEPT. HILLINGDON	A 27/01/2020 PLANNING AMENDMENT					PROJECT NO. 19.35	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304 - info@prarchitecture.co.uk
--	------------------------	--	--	--------	--	------------------------------------	--	--	--	--	-----------------------------	--



GROUND FLOOR PLAN
1 : 100



FIRST FLOOR PLAN
1 : 100



ROOF PLAN
1 : 100

PROJECT: THE CARPENTERS PUB 1370 UXBRIDGE ROAD, HAYES UB4 8JJ	DWG NO. 05 C	SCALE: 1 : 100 @A0	DETAIL: PROPOSED FLOOR PLANS	NOTES:	06/11/2019 ISSUED FOR DISCUSSION	A 13/11/2019 INFORMATION ADDED	B 15/11/2019 ISSUED TO PLANNING DEPT. HILLINGDON	C 27/01/2020 PLANNING AMENDMENT		PROJECT NO. 19.35	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304 - info@prarchitecture.co.uk
--	------------------------	---------------------------------	--	--------	-------------------------------------	-----------------------------------	---	------------------------------------	--	-----------------------------	--

