



**75 - 77 Uxbridge Road**

Stanmore, HA7 3NH

## **Freehold For Sale with Vacant Ground Floor Restaurant / Takeaway**

**883 sq ft**

(82.03 sq m)

- Excellent owner occupier or investor opportunity
- ERV of ground floor £25,000 per annum
- Upper parts sold off on a 125 year lease (83 years unexpired)
- Fully fitted takeaway / restaurant
- Prominent position on the Uxbridge Road in Stanmore



# 75 - 77 Uxbridge Road, Stanmore, HA7 3NH

## Summary

Available Size	883 sq ft
Price	£350,000
Rates Payable	£8,053.50 per annum
Rateable Value	£14,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The building comprises of a ground floor, fully fitted takeaway / restaurant with residential upper parts. The ground floor was previously used as a successful Fish & Chip shop and benefits from a fully fitted cooker, extraction system, and hot counter.

The building provides an excellent opportunity for an owner occupier or investor looking to generate income from the ground floor and possibly acquire the residential uppers or extend the existing lease in due course.

The residential upper parts, 77 Uxbridge Road, are held on a 125-year lease from 1983, benefiting from a ground rent of £35.00 per annum, increasing by £35.00 every 25 years. A copy of the residential lease is available upon request.

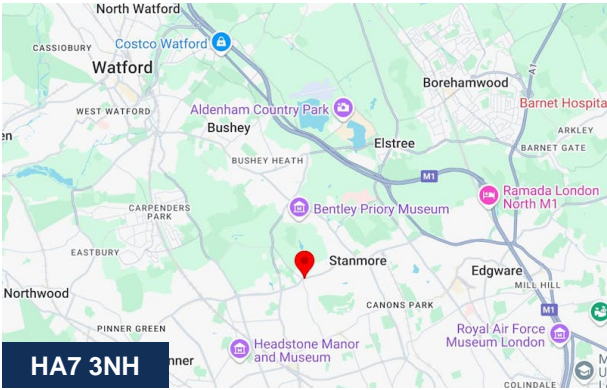
## Location

The property is prominently located on Uxbridge Road in Stanmore, approximately 0.9 miles from Stanmore Town Centre and 1.4 miles from Stanmore Underground Station which is served by the Jubilee Line. The roundabout adjacent to the property provides direct access to Hatch End via Uxbridge Road where there are an abundance of restaurants. Kenton Lane is also accessible from this junction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	883	82.03	Sold
Total	883	82.03	



## Viewing & Further Information



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# Uxbridge Road, Stanmore, HA7

Approximate Area = 883 sq ft / 82 sq m

For identification only - Not to scale

