

LOT 31

39 Windsor Street, Uxbridge, Middlesex UB8 1AB

Freehold Vacant Commercial Premises

Location & Description

A mid terraced, two storey Grade II Listed building within a Conservation Area comprising a ground floor shop with internal access to first floor offices.

On the west side of the street, 150m from the High Street, within close proximity of the Mall Pavillions and The Chimes shopping centres. Uxbridge underground station (Metropolitan and Piccadilly line) are a ¼ mile away. Nearby occupiers include Ladbrokes, Hays Recruitment and Lavazza.

Uxbridge lies some 17 miles west of Central London, 8 miles south west of Harrow and has good road links to the M25 (Junction 16) via the M40 and A40 (about 1 mile north). Heathrow Airport is about 9 miles south.

Accommodation

Ground Floor Shop:

Gross Frontage: 14'3"

Approximately 320 sq ft (30 sq m),

Kitchen 74 sq ft (7 sq m), shower/WC

First Floor Offices:

Area approximately 270 sq ft (25 sq m)

Store 12 sq ft (1 sq m)

Central heating (not tested)

Offered **VACANT**

Contact: 020 8520 8383

GUIDE PRICE: £150,000 - £160,000



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