

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

FULLY LET INVESTMENT FOR SALE

6 & 7 WINDSOR STREET UXBRIDGE UB8 1AB



INVESTMENT SUMMARY

- Commercial retail and office investment fully let on varying term leases to long term tenants.
- The town benefits from excellent road communications, the M40, M25 and the M4. Heathrow is 5.5 miles away and the town has a London underground Station, Metropolitan and Piccadilly lines
- Uxbridge is a major commercial and office location
- Total floor of 3,233 sqft
- Producing £76,000 per annum exclusive in total.
- Freehold
- Offers sought in region of £950,000. Not elected for VAT so VAT will NOT apply to sale price.

DESCRIPTION

This three storey building occupies a prominent position within Windsor Street.

The property comprises a three storey building with 2 ground floor and basement retail units and self contained first and second floor offices which are all fully let. 6 Windsor Street consists of ground floor shop and basement with rear wc. 6 & 7 consists of first and second floor offices with kitchen/breakout and 2 wc's. 7 comprises ground floor and basement retail premises with a kitchen and wc.

FLOOR AREAS

6 Windsor Street	Ground Floor	392 sqft
	Basement	371 sqft
7 Windsor Street	Ground Floor	598 sqft
	Basement	562 sqft
6 & 7 Windsor Street	First & Second Floor	1,310 sqft
TOTAL		3,233 sqft

LOCATION

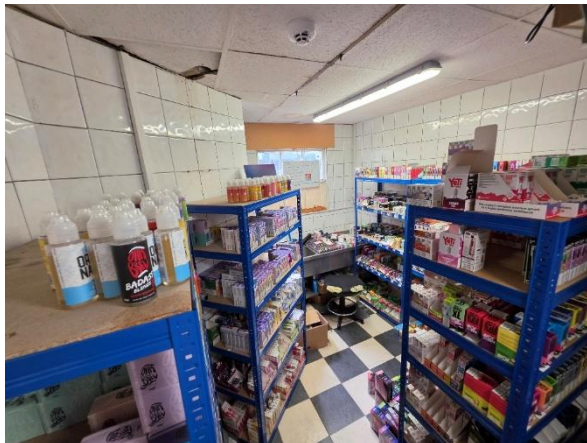
The property is located on Windsor Street centrally located for the town's amenities including shops, cafes and gyms and is also within easy reach of the underground station where the Metropolitan and Piccadilly lines link directly with central London.

Uxbridge station also has a major bus interchange.

TENANCY SCHEDULE

6 Windsor Street Ground Floor & Basement Evapo Ltd

Term 5 years inside the security provisions of the 1954 Landlord and Tenant Act from 3rd January 2024 at a rent of **£23,000 per annum** exclusive. Landlord holds a rent deposit. Long term tenant from August 2016



6 & 7 Windsor Street First and Second Floors Temcouk Facility Services Limited

Term 5 years from 19th November 2023 at a rent of **£27,000 per annum** exclusive. The lease is contracted outside the security provisions of the 1954 Landlord and Tenant Act. Landlord holds a rent deposit. Long term tenant from November 2014



7 Windsor Street Ground Floor & Basement

Jacks Salon Ltd Ltd

Term 10 years from 1st January 2024 subject to an index linked rent review at the 5th year at an initial rent of **£26,000 per annum exclusive**. The lease is contracted outside the security provisions of the 1954 Landlord and Tenant Act. Landlord holds a rent deposit. Long term tenant from August 2017



Total Rental income £76,000 per annum.

RATEABLE VALUES

6 Windsor Street	RV £14,000
7 Windsor Street	RV £22,250
6 & 7 Windsor Street	RV £20,500

EPC

6 Windsor Street	D93
7 Windsor Street	D84
6&7 Windsor Street	B48

AML

A successful bidder will be required to satisfy all requirements when heads of terms are agreed.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

FURTHER INFORMATION

For further information or to arrange an inspection please contact sole selling agents;

Mark Rose

mark@rose-williams.co.uk

01895 619898
07768 718856



Rose Williams
18 High Street, Uxbridge, Middx, UB8 1JN
Tel 01895 619890 • Fax 01895 619891
Email: mark@rose-williams.co.uk

www.rose-williams.co.uk

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