

FOR SALE

PICKWICK WALK,
286 UXBRIDGE ROAD,
PINNER, HA5 4HS



FREEHOLD INVESTMENT IN THE HEART OF HATCH END

Income producing asset made up of 10 retail units with residential uppers sold off via way of long leases.

Key Features

- Income producing £48,000.00 per annum
- 10 retail units made up of 5 tenants all of whom been in occupation for a number of years.
- Ideal for SIPP or individual investor looking to add value
- Planning granted for conversion of the ground floor to one retail unit / café in 2013.

For further information, please contact:


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The Property

Pickwick Walk comprises of 10 retail units on ground floor within a central pedestrian walkway, 8 of which are currently occupied producing a rental income of **£48,000.00** per annum paid quarterly in advance. The retail units can be accessed via Uxbridge Road and Grimsdyke Road, to the rear there are communal toilets and a bin store for tenants.

The upper parts comprise of two flats sold off on long leases subject to a ground rent and peppercorn rent.

A tenancy schedule is available upon request.

Location

The property is located on the North Side of Uxbridge Road at its junction with Grimsdyke Road and within walking distance (0.2 mi) of Hatch End Mainline Station. The building is positioned in a prominent location in the heart of the retail area surrounded by numerous shops and high-end restaurants.

Price

Offers in excess of **£600,000.00**

Viewings

Strictly through appointments with joint sole agents :-

George Moriarty

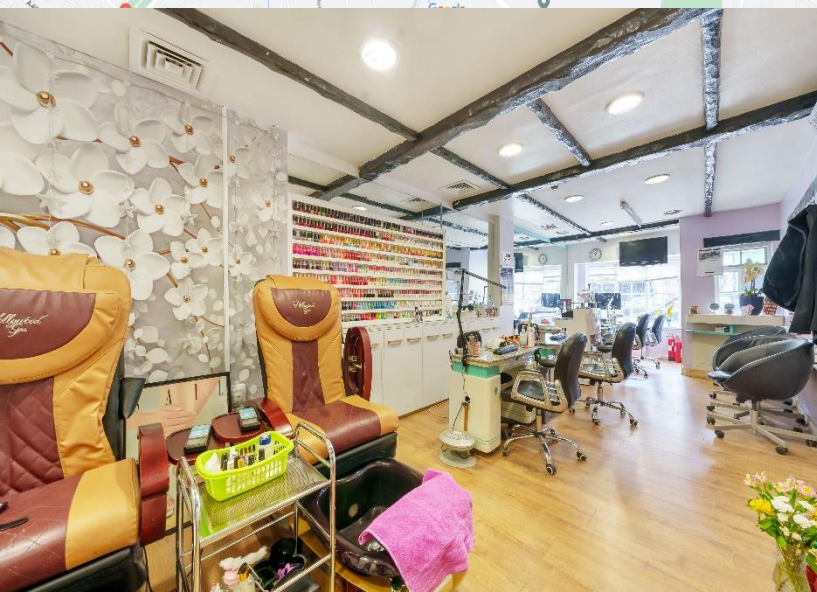
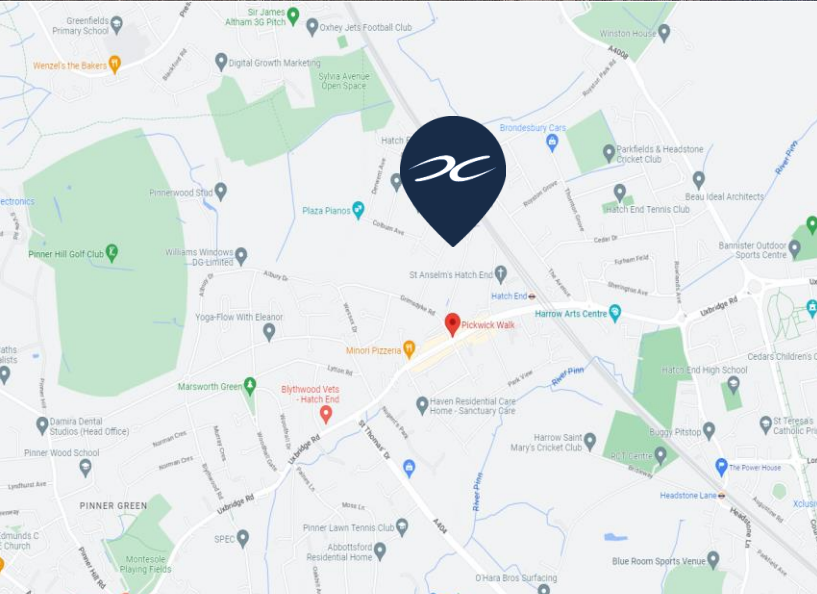
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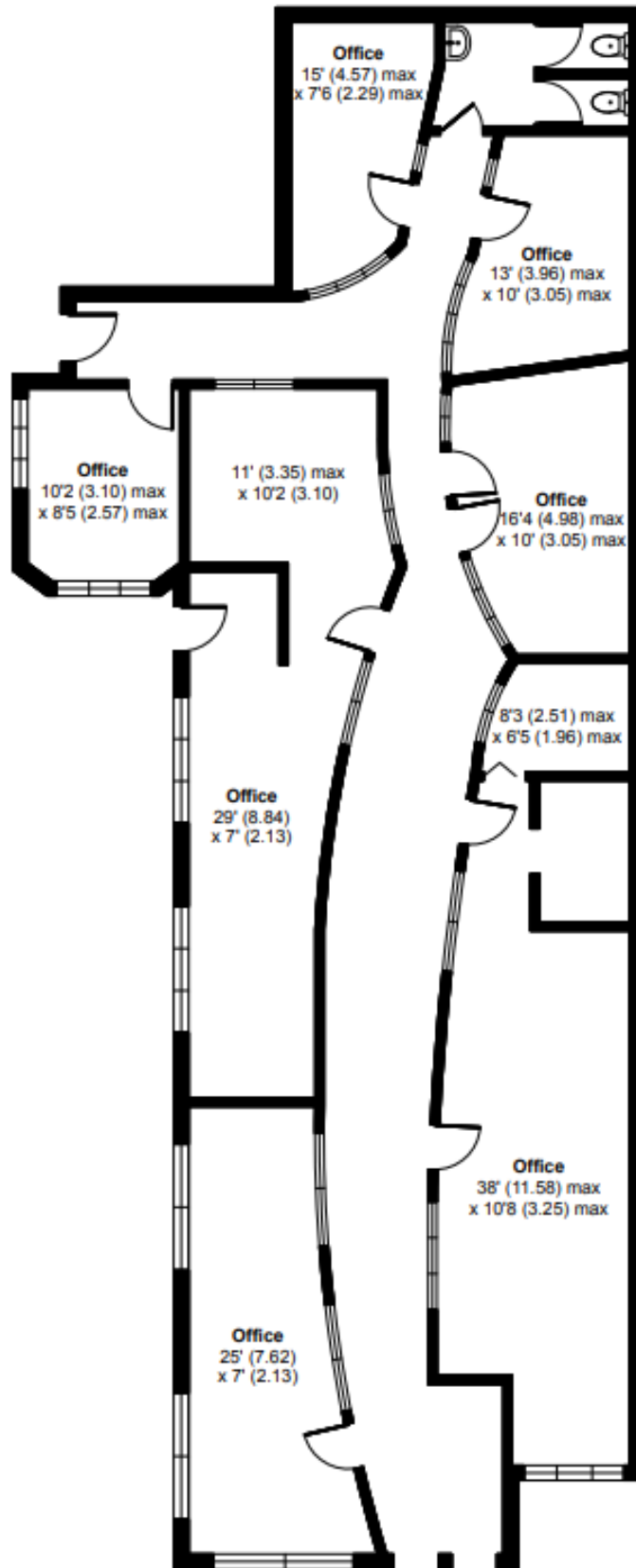
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Floor Plan



GROUND FLOOR