

ALLDAY
& MILLER



Windsor Street, Uxbridge, UB8 1AB
£500,000





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£500,000

- Ground Floor Commercial Unit Let for £22,000 pa
- Usage E
- Prime Location In Town Centre
- First Floor 1/2 Bedroom Apartment Let for £15,000 pa
- No Chain
- 1469 Sq Ft

Description

Freehold Mixed-Use Investment & Owner-Occupier Opportunity –
22 New Windsor Street, Uxbridge, UB8

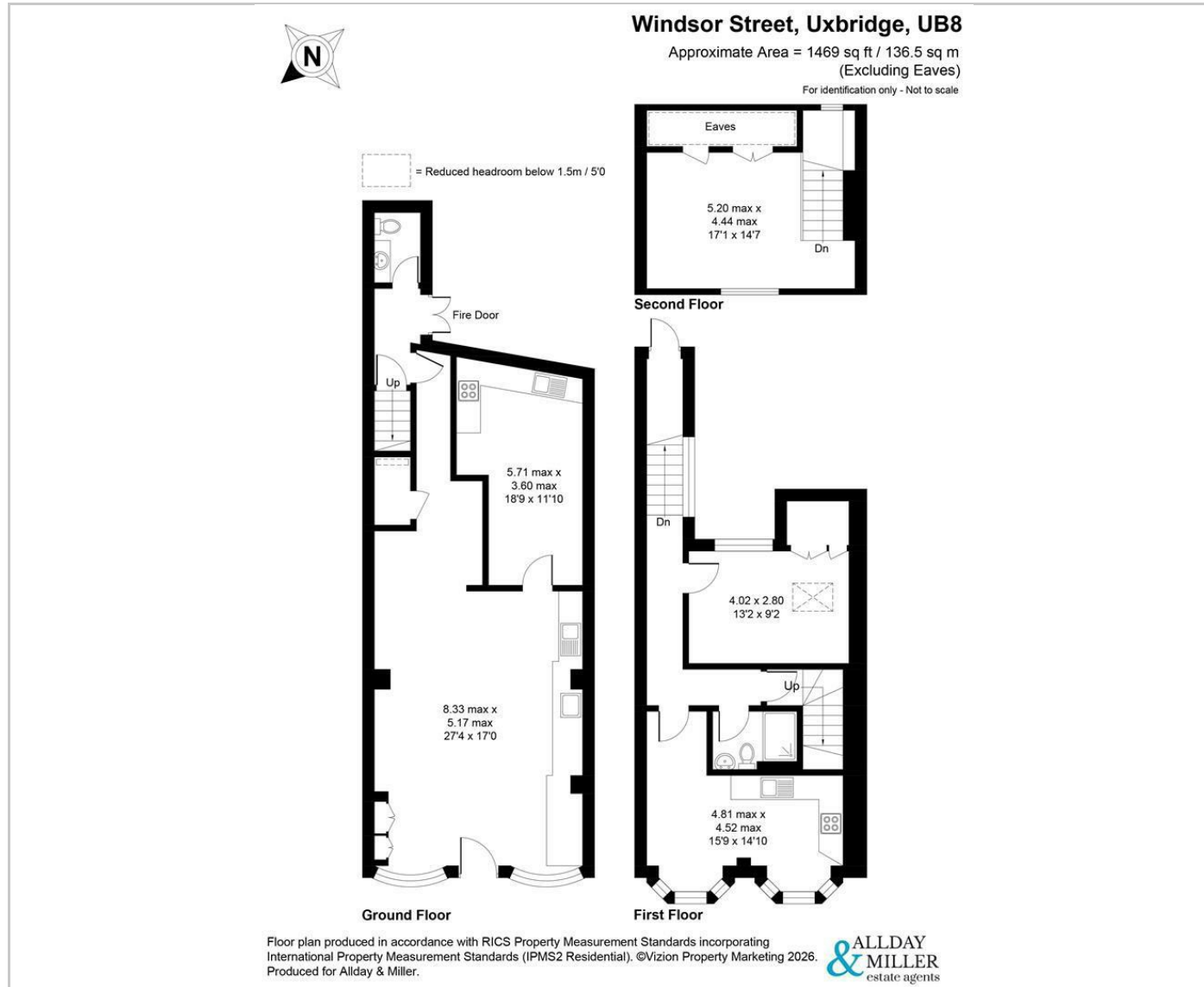
Situated in a prominent position within Uxbridge town centre, this freehold mixed-use property presents an excellent opportunity to acquire a ground floor restaurant premises together with a self-contained one-bedroom flat above. The commercial element is currently configured for food service use, benefiting from a well-established trading location close to a variety of independent and national occupiers. The property offers a spacious customer seating area, commercial kitchen facilities and ancillary storage, making it suitable for a range of food and beverage operators, subject to the necessary consents. The residential accommodation is arranged above the commercial premises and comprises a self-contained one-bedroom flat, offering valuable additional income potential or owner-occupier accommodation. The flat includes a reception room, kitchen, double bedroom and bathroom. Located within easy reach of Uxbridge High Street and Uxbridge Underground Station, the property benefits from excellent footfall, transport links and a strong mix of surrounding residential and commercial occupiers. New Windsor Street is a mixed commercial and residential area within the heart of Uxbridge town centre.

Situation

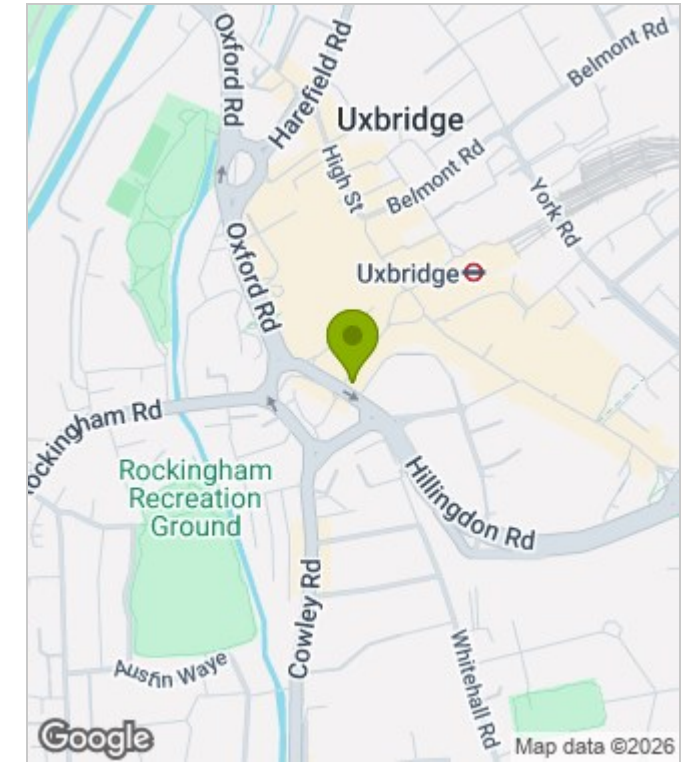
Located on Windsor Street, just moments from Uxbridge High Street with its multitude of shops, restaurants, bars, gyms and a cinema, this property benefits from excellent local amenities on its doorstep. Uxbridge Underground Station served by the Metropolitan and Piccadilly lines provides fast, direct access into central London and beyond. The area is well connected, with several bus routes to the surrounding home counties, while the A40, M40, M25 and M4. The location also offers great schooling options, with Hermitage Primary School and St Andrew's Church of England Primary School among the closest primary schools nearby, and Uxbridge High School within easy reach for secondary education.



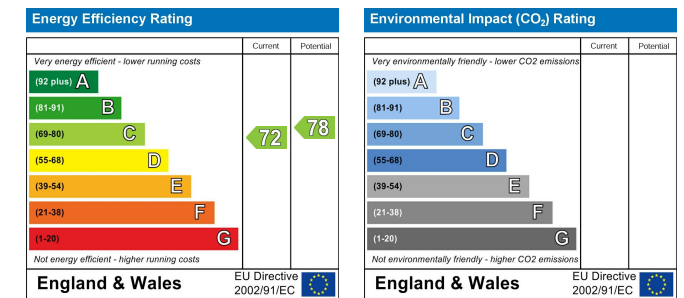
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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