

**SIMON
WILLIAMS**

01895 619890

COMMERCIAL PROPERTY CONSULTANTS

18 High Street Uxbridge UB8 1JN

A UNIQUE DEVELOPMENT OPPORTUNITY IN CENTRAL UXBRIDGE



TWO FREEHOLDS FOR SALE NEXT TO THE LONDON UNDERGROUND AND BUS STATIONS

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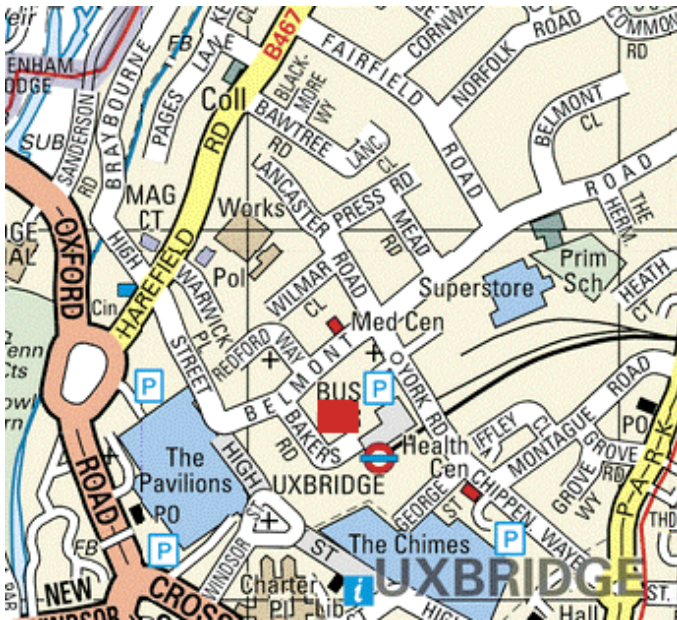
LOCATION

Uxbridge forms part of Greater London and is situated in a highly accessible position approximately 15 miles from London's West End. The town is well connected by road, approximately 1.4 miles south of the M40, 3.5 miles north of the M4 and 3 miles south-east of the M25.

Uxbridge is also served by the London Underground (Piccadilly and Metropolitan Lines). The nearest mainline rail station is at Denham, approximately 2 miles distant by which Marylebone Station in London can be accessed in 25 minutes.

London Heathrow Airport is situated approximately 5 miles to the south and is directly accessible via the Piccadilly Line or within 10 minutes by car.

Uxbridge town centre provides excellent shopping, cinemas, bars and restaurants

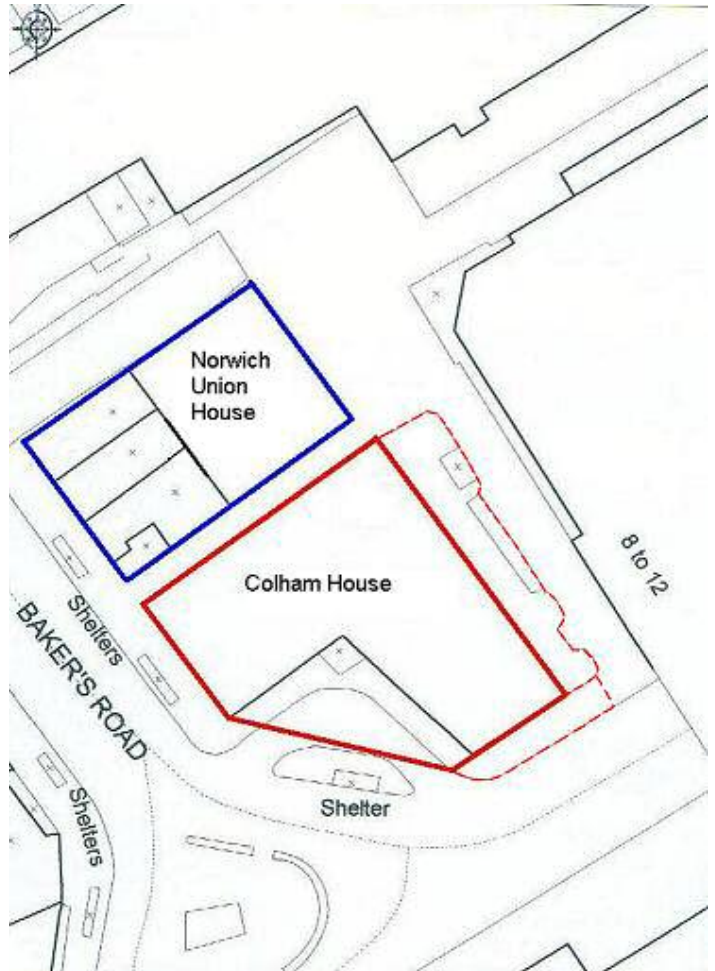


THE SITES

NORWICH UNION HOUSE (edged blue on the plan below) is an existing 3 storey property with leased Retail units at ground level and Offices above. The site area is approximately 0.14 acres.

COLHAM HOUSE (edged red on the plan below) is an existing 4 storey building with a substantial basement. The Benefits Office formerly occupied the ground floor and we are advised that the Upper floors were in office use. The building is now vacant. The site area is approximately 0.22 acres.

A Public Footpath separates the 2 sites but in the past the Local Authority have suggested that they have no objections to it being re routed.





TOWN & COUNTRY PLANNING

Interested Parties must make their own Planning Enquiries but we have been advised of the following basic information

NORWICH UNION HOUSE

A Planning Permission has been granted for a 5 storey Office building on the site with 15,759 sq ft of offices, 1,206 sq ft of Retail accommodation at Ground floor level and 11 car parking spaces. A 106 Agreement was completed on 16th August 2004 which commits the developer to spend £100,000 on the implementation of the Planning Permission

A schedule of existing Tenancies and Floor Areas is overleaf

COLHAM HOUSE

This building is available with vacant possession and a schedule of existing floor areas is set out overleaf.

Initial discussions with the local Planning Authority indicate that demolition and A1, A2 or A3 use would be acceptable to them at ground floor level, with Hotel and/or residential and/or office use on upper floors, subject to a successful planning application.

VAT

We are advised that both properties have been elected for VAT

PRICE

We are instructed to seek offers in excess of £4.5 million for both these sites on an unconditional basis, subject to contract

DETAILED INFORMATION

An information pack can be purchased for £15 which will comprise paper Drawings of the existing buildings, CD copies of the Planning Permission, 106 Agreement and title information.

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NORWICH UNION HOUSE Schedule of existing Tenancies and Floor Areas

Floor	Tenant	Size	lease expiry	Review	Rent
Grd Retail	S Jackson & Co Solicitors	623 sqft	02/06/2011	03/06/2006	£15,080 pa
Grd Retail	House Of Carpets	658 sqft	24/12/2002		£16,500 pa
Grd Retail	Coop Travel	813 sqft	24/03/2011	25/03/2006*	£16,800 pa
1 st Offices	Office Angels	1,637 sqft	24/12/2010	24/12/2005	£24,500 pa
2 nd Offices	Ickenham Travel	1,586 sqft	24/03/2011	25/03/2006*	£24,000 pa
Advertising Board	CP Posters/Maiden				£ 2,100 pa

*Tenants Break Clause

TOTAL **5,317 sqft** **£98,980 pa**

The floor areas and lease information has been provided by the owners

COLHAM HOUSE Schedule of Floor Areas – Vacant Possession

Floor	Size
Basement	1,582 sqft
Ground	5,667 sqft
First	2,545 sqft
Second	2,427 sqft
Third	3,073 sqft
TOTAL	15,294 sqft

The floor areas have been provided by the owners

SUMMARY

This is a unique opportunity to purchase two freeholds in a prime location in Uxbridge for development and/or refurbishment for mixed uses, subject to planning, including Retail, Hotel, Residential and/or Office uses. There is income from Norwich Union House and potential to create short term income from Colham House.

CONTACT

Please contact Mark Rose or Simon Williams at Simon Williams Commercial Property Consultants for further information, viewings and the Information Pack which will be sent, on receipt of a cheque for £15.