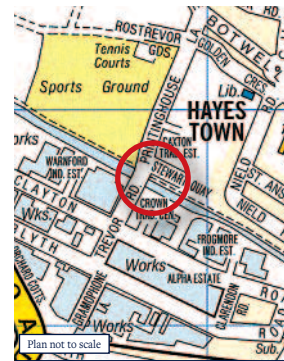
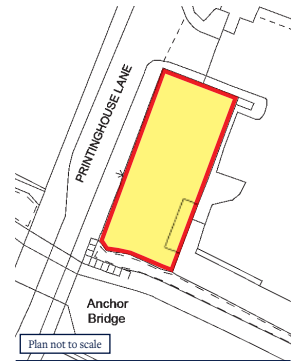


LOT
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Land and car park of the former Blue Anchor public house Printing House Lane, Hayes, Middlesex UB3 1AP



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A well located site having planning permission for redevelopment of the site to provide a part two, part three and part four storey building comprising 1,444 sq m of class B1 office floorspace and associated parking. Let on licence at £1,800 per month.
Investment let at £18,000 per annum.

Tenure

Freehold.

Location

- The property is situated between Anchor Bridge and the Grand Union Canal and Caxton Point Trading Estate
- Shopping facilities are available locally and to a greater extent on Freemans Lane, along with a good selection of cafés, bars and restaurants
- Recreational facilities are available at Barra Hall Park and Lake Farm Country Park, which are both conveniently close by
- Nearby road communications are via the A437, A40 and A312

🚗 Hayes and Harlington

Description and Accommodation

- A rectangular shaped level site

Planning

Permission (Ref: 2734/APP/2016/4592) was granted on 23rd October 2016 by Hillingdon Council for redevelopment of vacant site to provide a part 2, part 3 and part 4 storey building comprising 1,444 sq m class B1 office floorspace and associated parking, together with hard and soft landscaping. Potential for a residential scheme subject to the usual consents.

Tenancy

The site is let on licence from 1st November 2015 to the 31st October 2016 at £1,800 per calendar month (inc. VAT).

Total Current Rent £18,000 per annum

Viewing

By application to site.