



## 90, 90a, 90b East Avenue Hayes Middlesex UB3 2HR

Guide Price £475,000

- Shop, flat & detached unit • Fully let • Producing £19,800 per annum •

### DESCRIPTION

Shop/office unit (90) comprising two rooms and kitchenette totalling approx. 396 sq ft (36.8 sq m) with gas central heating, toilet facilities. First floor self-contained flat (90a) comprising living room, bedroom, kitchen and shower room with electric heating. Detached single storey storage unit (90b) of approx. 728 sq ft (67.6 sq m) with pedestrian access only, gas central heating, toilet facilities.

### LOCATION

Situated close to Hayes town centre just off Coldharbour Lane and within short motoring distance of the motorway network (M4, M25)

and London Heathrow Airport

### TENANCIES

90 and 90b are let on one lease for a term of 7 years from 1st March 2014. The passing rent is £10,500 per annum. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954. 90a is let separately on an assured shorthold tenancy for a term of 12 months from 7th March 2019 at £775.00 per calendar month. The total current rental income is therefore £19,800 per annum.

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**RWHITLEY**  
Est. 1938 & CO

[rwhitley.co.uk](http://rwhitley.co.uk)

## EPC Rating

90 - D  
90a - E  
90b - D

## TENURE

Freehold

## VIEWINGS

Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



**01895 442711**

**[commercial@rwhitley.co.uk](mailto:commercial@rwhitley.co.uk)**

**Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA**