



Kingshill Avenue, Hayes, UB4 8BZ

FREEHOLD A1 SHOP / PRIVATE DRIVE TO THE REAR PARKING 2 OR 4 CARS + EXTENSION POTENTIAL TO ROOF AND REAR STPP / LARGE DETACHED STORAGE UNIT AND 1/2 BEDROOM FLAT ABOVE.

This traditional confectionary and home made chocolate retail business is situated in the busy Kingshill Shopping Parade of North Hayes with excellent public parking area and a large local residential catchment.

The shop frontage is approx 33' x 16' with a store room, kitchen and toilet to the rear (total 780 sq.ft).

Outside to the rear is a detached storage unit (162 sq.ft) and above, accessed via an external staircase is a spacious, self contained and well presented 1/2 bedroom (630 sq.ft).

NO ONWARD CHAIN - VIEWING STRICTLY BY APPOINTMENT!

Offers In Excess Of £700,000

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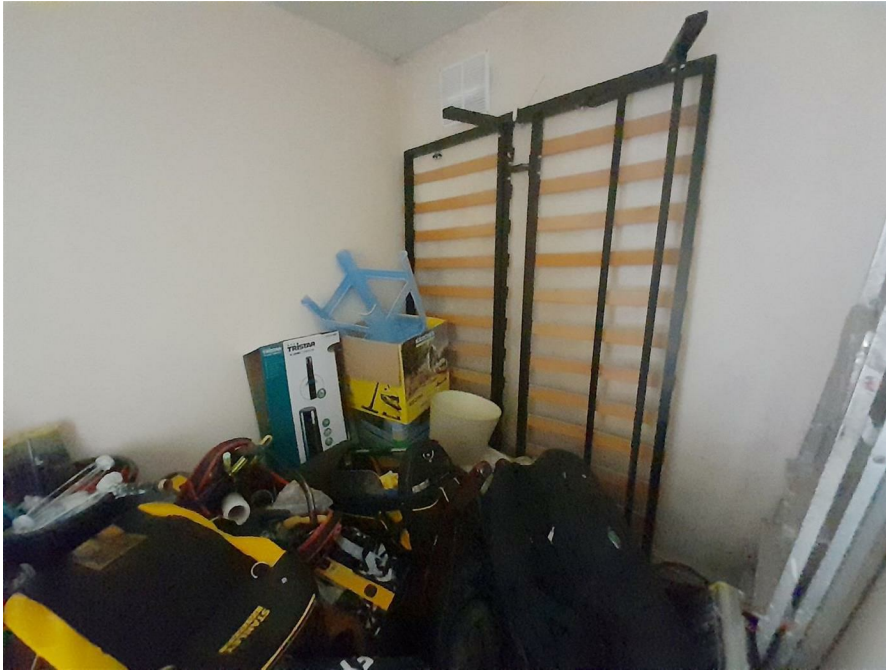
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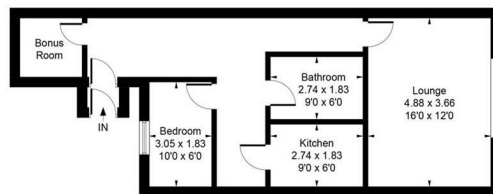
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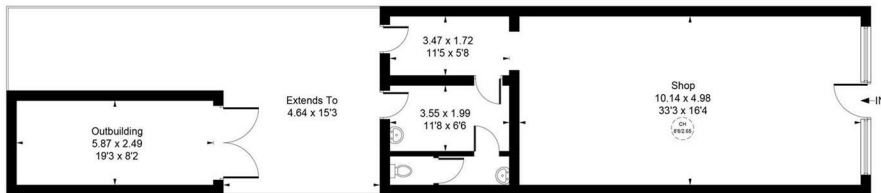


Approximate Gross Internal Area
Ground Floor = 70.56 sq m / 760 sq ft
First Floor = 58.51 sq m / 630 sq ft
Outbuilding = 15.06 sq m / 162 sq ft
Total = 144.13 sq m / 1552 sq ft



First Floor

CH = Ceiling Height




Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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