



Uxbridge Road, Hayes, UB4 8HY

£460,000



Introducing a prime investment opportunity in the heart of West London - a freehold commercial unit situated on the bustling Uxbridge Road in Hayes, with the coveted UB4 0RL postcode. This ground floor shop is a rare gem in a vibrant parade, surrounded by a diverse mix of independent retailers that contribute to the dynamic local business ecosystem.

The strategic location of this freehold property guarantees a steady flow of passing trade, making it an ideal prospect for entrepreneurs seeking a thriving business environment. The bustling Uxbridge Road ensures a constant stream of potential customers throughout the day, providing an excellent platform for your business to flourish.

What sets this opportunity apart is not just its prime location but also the inherent advantages of owning a freehold property. With complete ownership, you have the flexibility to customise and adapt the space to suit your

- 983 years LEASE
- £250 Ground rent
- NO service charge

