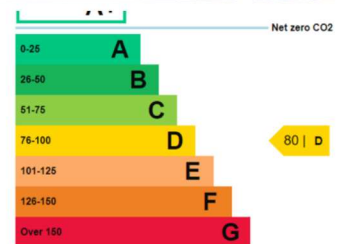


FREEHOLD FOR SALE



Properties are given a rating from A+ (most efficient) to G (least efficient).

Waltham Avenue, Hayes, UB3

£ 2,100,000

 Hayes

 Commercial  
Property

 UB3 1TF

## Highlight Features

- ✓ Close to Centre
- ✓ F Class Use
- ✓ Freehold
- ✓ Great Investment Opportunity
- ✓ Near Crossrail Station
- ✓ On Site Parking

## Description

A rare opportunity to acquire a large commercial freehold unit for sale, which was a place of worship and will come as a vacant possession. The building comprises purpose built, single storey space and is of brick masonry construction under a series of flat roofs with timber framed windows. Internally it is currently configured with a small partitioned church to the front of the building, with a larger community church hall to the rear. There is a scope to extend and redevelopment opportunity, pending planning approval. Further benefits include kitchen area, WCs, plenty of storage space, onsite parking, freestanding garage and outside space.

### Location:

The premises are on Waltham Avenue, Hayes, UB3. Located within a 5-minute drive (1 mile) from Hayes and Harlington Station which is on Elizabeth Line, Crossrail providing a fast access into Heathrow and Central London.

### Usage:

We believe the premises fall under Class F1(f) (previously D1) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Business rates:

Applicants are advised to make their own enquiries with London borough of Hillingdon council.

EPC:

This Property has a D rating.

Viewings:

Strictly by an appointment via Kingworths

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

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