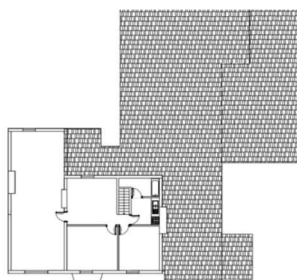
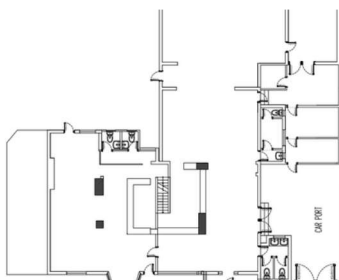
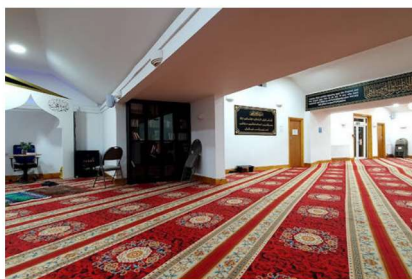


FREEHOLD FOR SALE



Dawley Road, Hayes, UB3

£ 2,500,000

 Hayes

 Commercial  
Property

 UB3 1EN

# Highlight Features

- ✓ Available Now
- ✓ Freehold
- ✓ Great Investment Opportunity
- ✓ Great Transport Links
- ✓ Includes Separate Building
- ✓ Near Crossrail Station
- ✓ On Site Parking
- ✓ Redevelopment potential (STPP)
- ✓ Sui Generis Use

## Description

A great opportunity to acquire a large commercial, FREEHOLD premises in Hayes. This site was previously known as 'Buddha Lounge', 'Tiger Grill' and originally as the 'Hambro Arms'. Since 2017 the site is being used as a community welfare association, but will come as a vacant possession. There is a scope to extend and redevelopment opportunity, pending planning approval. Further benefits include additional rooms, WCs, plenty of storage space, onsite parking for up to 16 cars and separate purpose-built building.

### Location:

The premises are on Dawley Road, Hayes, UB3. Located within a 10-minute walk (0.5 miles) from Hayes and Harlington Station which is on Elizabeth Line, Crossrail providing a fast access into Heathrow and Central London. Hayes Town Centre is within 10-15 minute walk and provides a whole array of well known retailers, cafes and restaurants.

### Usage:

We believe the premises fall under 'Sui Generis' of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, but applicants are advised to make their own enquiries with planning department of Hillingdon council.

### Business rates:

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

council.

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

Email: [info@kingworths.com](mailto:info@kingworths.com)