

# FOR SALE Car Showroom/Redevelopment Opportunity

CONTACT **Daniel Cook**  
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rapleys.com  
**0370 777 6292**

325-331 Long Lane  
Hillingdon UB10 9JU



Prominent former car showroom facility

Suitable for a variety of uses (STP)

Ground floor retail potential

Residential conversion opportunity on upper floors

150m from Hillingdon Underground Station (Zone 6)

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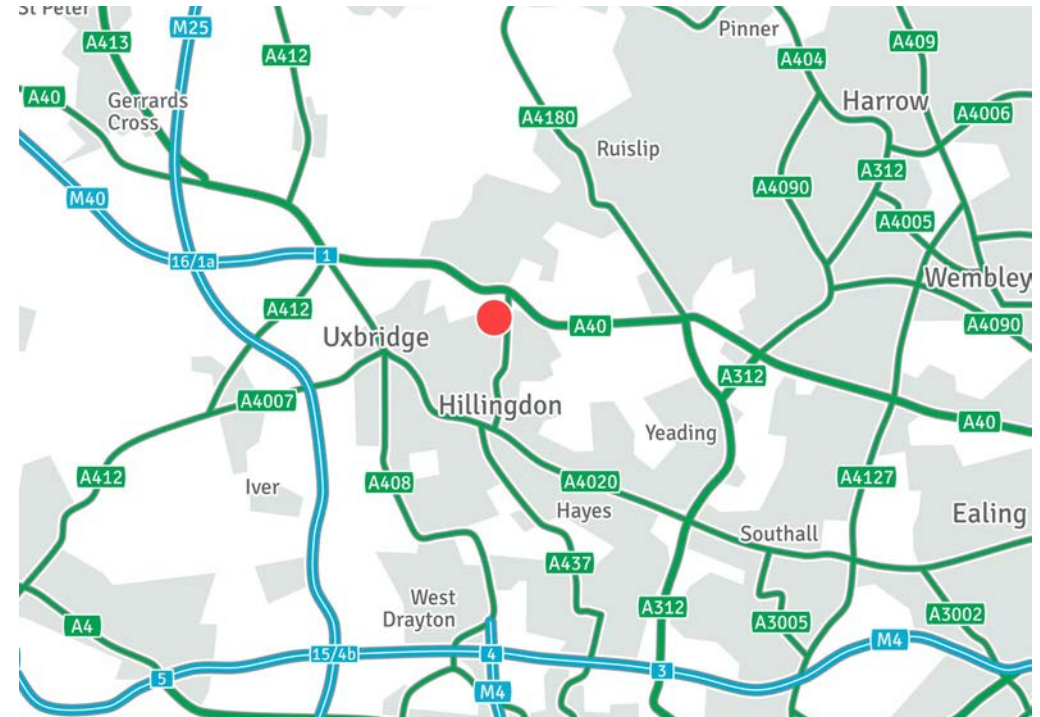
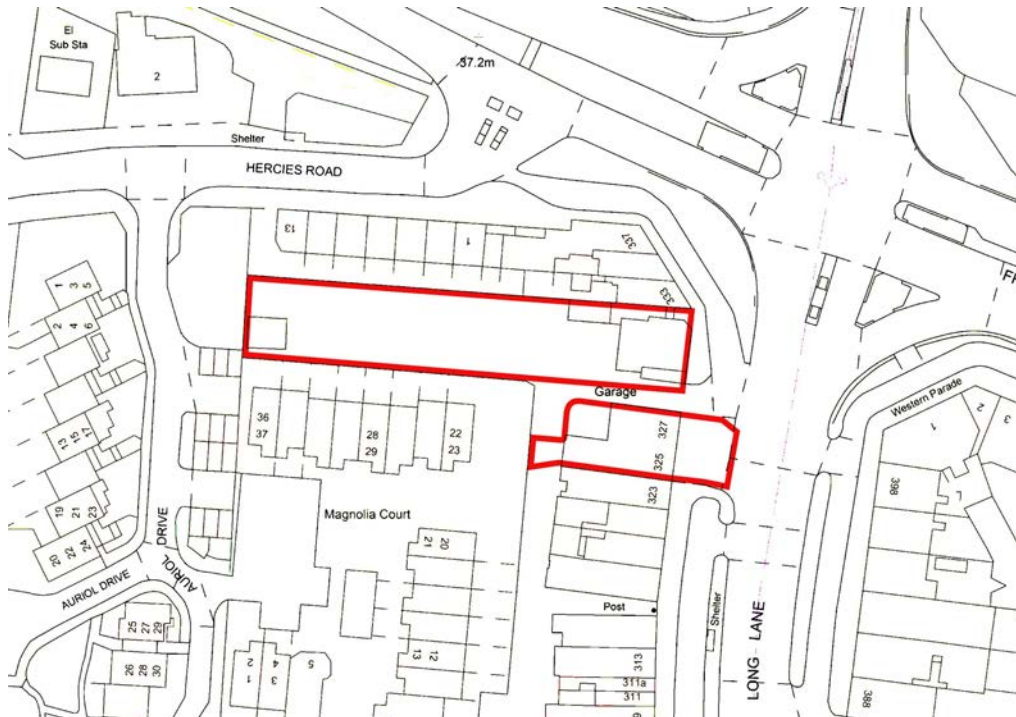
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### Location

The property occupies a prominent corner position fronting the A437 Long Lane, a short distance south of the junction with the A40 Western Avenue. The centre of Hillingdon lies approximately 1 mile to the south and the centre of Uxbridge 1 mile west. The M25 Junction 16 lies 2 miles to the west via the A40.

The surrounding area is largely residential in character but with parades of shops on both sides of Long Lane. Nearby occupiers include **Co-Op, Greggs, Boots Pharmacy** and **Post Office** as well as a number of independent retailers.

Hillingdon Tube Station lies 150m north of the subject property which has access to both the Piccadilly and Metropolitan Lines.





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### Description

The premises consist of two separate buildings and a rear car park with rights over a central access way.

325-329 Long Lane comprises a two storey end terrace building which has a 4 car ground floor showroom and office area. The property is fitted to a good standard with tiled / carpeted flooring, a suspended ceiling with florescent strip lighting and air conditioning. The first floor office and ancillary areas have lino / vinyl flooring with recessed lighting and heating by wall mounted radiators.

331 Long Lane comprises a 3 storey brick building with ground floor showroom with ancillary areas and two storeys of offices above. The offices have carpeted flooring, spot lighting and heating by wall mounted air conditioning units.

An extension has been formed at the rear of 331 Long Lane which is fitted to a similar, albeit more basic standard and is used for storage and as a comms room.

A small residential style garage has been formed at the western boundary of the site which is used for valeting.

The rear yard is tarmac surfaced with space for approximately 45 spaces.

### Planning

The site has potential for a variety of alternative uses including for conversion to residential, subject to planning. The existing consent is for a motor dealership (sui generis) consent. We have produced a planning appraisal for the site which can be read by [clicking here](#).

If you have any further enquiries related to planning policy or uses please speak to **Neil Jones** at Rapleys on 07774 652426.



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### Accommodation

The property comprises the following approximate floor areas:

<b>331 Long Lane (main showroom)</b>	Sq m	Sq ft
Showroom	171.10	1,842
Ground floor offices/ancillary	33.30	358
First floor offices/ancillary	144.50	1,555
<b>Total</b>	<b>348.90</b>	<b>3,755</b>

<b>333 Long Lane</b>	Sq m	Sq ft
Showroom	144.50	1,555
Ground floor offices/ancillary	42.40	456
First floor offices/ancillary	127.30	1,370
Second floor offices/ancillary	125.60	1,352
<b>Total</b>	<b>439.80</b>	<b>4,733</b>

<b>Other</b>	Sq m	Sq ft
Storage/computer room	44.80	482
Valeting	41.30	445
<b>Total</b>	<b>86.10</b>	<b>926</b>

<b>Total combined area</b>	<b>874.80</b>	<b>9,416</b>
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	Hectare	Acre
<b>325-329 Long Lane</b>	0.038	0.09
<b>331 Long Lane</b>	0.128	0.32

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Tenure

Freehold.

### Terms

Inviting offers.

### Rating

We are advised that the Rateable Value for the property is £66,500 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: D.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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