



## Botwell Lane, Hayes

£575,000

Council Tax:

Tenure: Freehold



What truly sets this property apart is its prime high street location, which not only offers easy access to local amenities. The 600 sqft ground floor shop with front forecourt provides an excellent opportunity for business ventures, while the first-floor Two bedroom flat adds to the versatility of the property. With a combined rental income of £34,000 per annum, this investment is poised to deliver substantial returns.

Its strategic location, coupled with the potential for steady rental income, makes it an attractive proposition in today's market. Do not miss the chance to explore the possibilities that this property has to offer. Shop EPC B Flat EPC C

- Ground Floor Shop 600 Sqft
- Two bedroom duplex flat
- Shop receiving £22,000pa
- Prime Location
- 18ft Storage unit
- Gas Central Heating
- Flat receiving £12,000pa

