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## Church Road, Hayes, UB3 2LW

£500,000

Council Tax:

Tenure: Freehold



Situated on Church Road in Hayes is this freehold, ground floor commercial premises offered for sale with NO ONWARD CHAIN and having plans approved to convert into a two bedroom, two bathroom flat.

The current layout comprises front and side entrance points, office/shop/showroom to the front of the premises, two separate toilets, 3 storage rooms including decent size boiler room and a large multi purpose room to the rear. Outside the property has a private rear garden/parking space with rear access available.

The proposed plans as attached comprises two bedrooms, two bathrooms, study, utility room and a large open plan living are with kitchen/diner.

- Ground Floor Commercial Premises
- No Chain
- Plans Approved for a Two Bedroom, Two Bathroom Flat
- Popular Location & Close Proximity to Schools, Transport Links & Amenities
- Viewings Highly Recommended
- Share of Freehold
- Private Rear Garden/Parking
- Approximately 98 Sq. M (1,054.86 Sq. Ft)
- EPC Rating: C
- Existing & Proposed Plans Available