

FOR SALE – FREEHOLD

Detached Two Storey Building

Currently a restaurant, suitable for a variety of alternative uses, subject to planning permission.



388 Bath Road

Harmondsworth, Heathrow, London, UB7 0DH

8,187 SQ FT

760.6 SQ M

Location

The property occupies a prominent corner position on the A4 Bath Road at its junction with Hatch Lane, Harmondsworth, immediately to the north-west of Heathrow Airport.

The A4 provides direct access to Central London to the east and the M25 to the west, with the M4 (Junction 4) approximately 2 miles away. Heathrow Terminal 5 is within 1.5 miles, and West Drayton station (Elizabeth line) is approximately 2.5 miles to the north.

TRAVEL DISTANCES

 M4 (Junction 4)	2.0 miles
 M25 (Junction 14)	2.5 miles
 Central London	16 miles
 Heathrow Terminal 5 (Elizabeth Line)	1.5 miles
 Heathrow Terminals 2 & 3 (Elizabeth Line)	2.5 miles
 West Drayton (Elizabeth Line)	2.5 miles





The Property

The property comprises a detached two-storey building of traditional brick construction beneath a pitched roof, together with a detached rear boiler house. Originally built as a self-contained office building, it has for many years been used as a restaurant.

The ground floor provides restaurant, kitchen and ancillary accommodation, with an open floorplate and central core at first floor. The second floor, within the roof, currently houses plant.

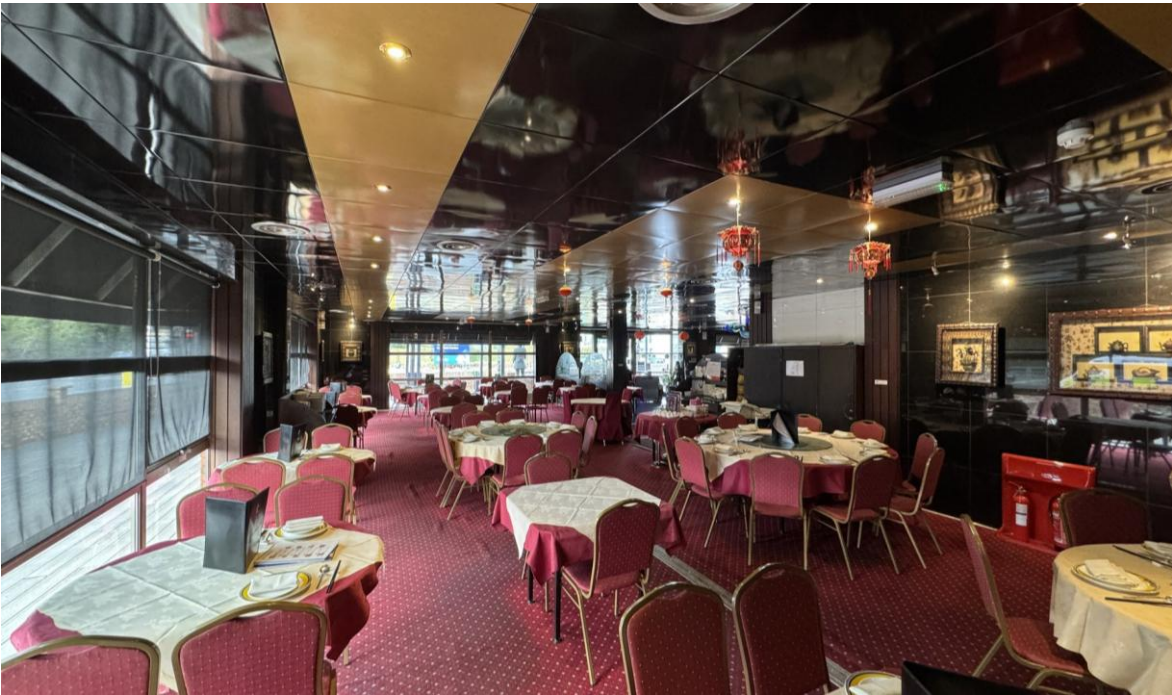
The site extends to approximately 0.292 acres, with dual frontage to the A4 and Hatch Lane and a forecourt that could provide parking for circa. 16+ cars.

AMENITIES

-  Prominent corner site
-  Ground floor kitchen
-  Dual frontage (A4 / Hatch Lane)
-  Open-plan first floor
-  Parking for 16 + cars
-  0.292-acre site
-  Close to Heathrow Airport
-  Alternative uses

ACCOMMODATION (GIA APPROX)

FLOOR	SQ FT	SQ M
Ground Floor (Restaurant / Kitchen)	3,465	321.9
First Floor (Open Plan)	3,389	314.9
Second Floor (storage and plant, within roof)	1,011	93.9
Rear Building (Storage)	321	29.8
TOTAL	8,187	760.6



Terms

FREEHOLD	The freehold is offered with vacant possession on an unconditional basis. Guide price: <u>£2,000,000 (Two Million Pounds)</u>
LETTING	Consideration may be given to a letting of the whole. Further details on application.
BUSINESS RATES	The Rateable Value is £84,500. We understand that the multiplier from 01.04.26 – 31.03.27 for eligible retail, hospitality and leisure is £0.43. Note that the applicable multiplier depends on the use. Applicants to make their own enquiries and satisfy themselves on this point.
EPC	EPC C (57)
VAT	We understand that this property is <u>NOT</u> elected for VAT.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.

PLANNING PERMISSION	We understand that planning permission was granted on 19 November 2003 under reference 6117/APP/2002/2872 for a change of use from Class B1 (Office) to Class A3 (Restaurant), together with alterations to the external appearance and the installation of an extractor duct. Both the former Class B1 and Class A3 uses now fall within Class E, following the changes to the Use Classes Order on 1 September 2020. Subject to the conditions attached to that permission, the property may therefore lend itself to a range of Class E uses, including offices, medical and health services, a day nursery or crèche, indoor fitness and retail. Uses falling outside Class E, such as a place of worship, a school, a hotel or a drive through, would require planning permission. The decision notice is not presently available on the Council's online register. Applicants must make their own enquiries of the London Borough of Hillingdon and satisfy themselves as to the planning position and the suitability of the property for their intended use.
HEATHROW THIRD RUNWAY	We understand the property lies within the area identified in land referencing undertaken in connection with the proposed third runway at Heathrow. No Development Consent Order has been submitted. Applicants should make their own enquiries.

Misrepresentation Act 1967
Every care has been taken in the presentation of these particulars, however, any intending purchaser or tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. October 2026.

Anti Money Laundering Legislation
In accordance with Anti Money Laundering Legislation, parties will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

Sam White
s.white@vokins.co.uk
020 8400 8889

John Vokins
j.vokins@vokins.co.uk
020 8400 8895

www.vokins.co.uk
020 8400 9000