

For Sale

61 Micawber Avenue, Uxbridge, UB8 3NZ



REF: AMP4595

- Former Scout hut with strong potential for redevelopment
- Two separate buildings providing predominantly open-plan space with kitchen, WCs and storage, offering a flexible layout
- Approximately 2,165 sq. ft on a 0.22 acre site
- Available with vacant possession
- F2 use class, offering suitability for Community use and potential for Religious or Nursery occupiers, subject to consents
- Located within a predominantly residential area

## Description

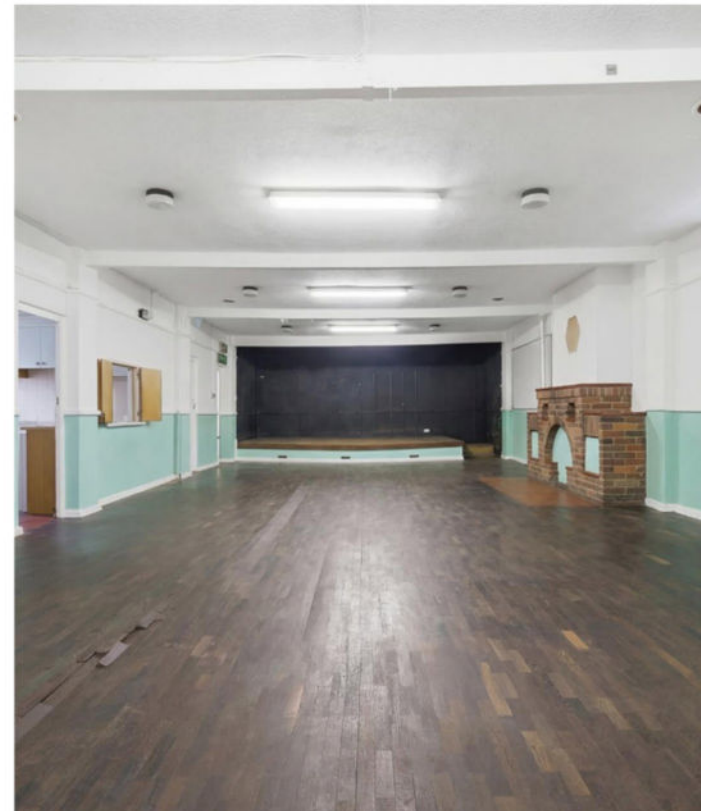
61 Micawber Avenue comprises a former Scout Hut arranged across two separate single-storey buildings, positioned on a self-contained site of approximately 0.22 acres.

The accommodation is predominantly open-plan, centred around a large main hall with supporting ancillary areas including kitchen facilities, WCs and storage, providing a flexible internal layout suitable for a variety of occupiers.

The existing buildings are in basic condition and present an opportunity for refurbishment, reconfiguration or comprehensive redevelopment, subject to the necessary consents. The property benefits from Class F2 (Community) use and may also suit Religious or Nursery occupiers, depending on planning.

The site is located within an established residential area and will be offered with full vacant possession, presenting a rare opportunity to acquire a community-type asset with future potential.

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# Location

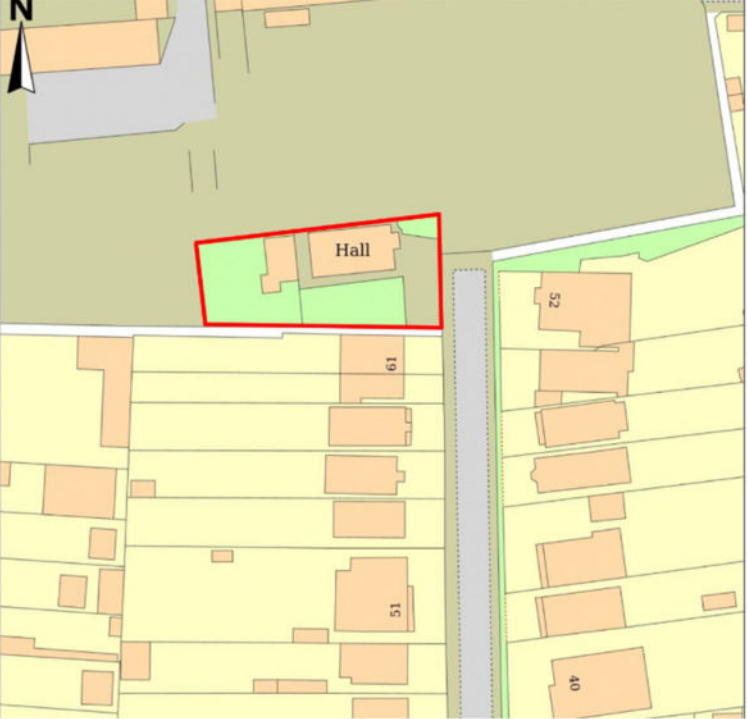
61 Micawber Avenue is set within an established area of Uxbridge, offering a strong balance between accessibility and a well-positioned commercial setting.

Uxbridge town centre is located nearby, providing a wide range of retail, banking, food and leisure amenities that support both staff and business operations.

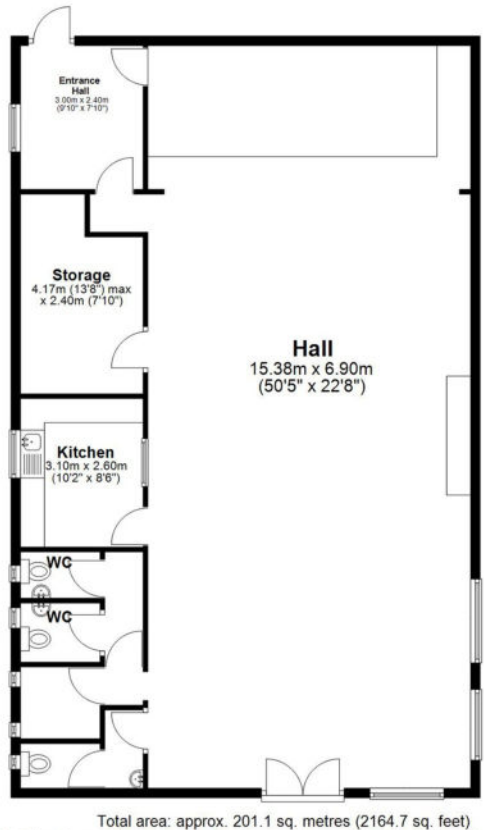
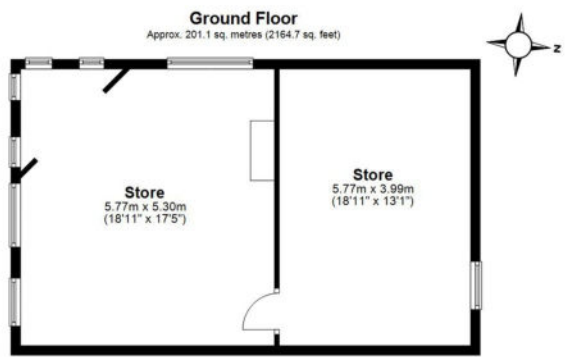
The property benefits from excellent transport connectivity. Uxbridge Underground Station (Metropolitan and Piccadilly lines) provides direct access to Central London, while the A40, M40 and M25 motorway network are all within close proximity, allowing efficient regional and national travel. Heathrow Airport is also easily accessible, supporting international business connectivity.

The surrounding area includes a mix of residential, commercial and light industrial occupiers, making this a practical and well-connected location suited to a variety of business uses.

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# Floor plan



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**Accommodation:**

Total- 2,165 sq. ft.

**VAT:**

Not Applicable.

**EPC:**

Available Upon Request.

**Terms:**

Offers In Excess Of - £500,000.

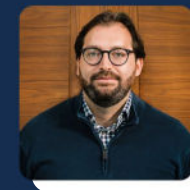
**Viewings:**

Strictly by appointment with Alex Martin.



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