



914-918 Uxbridge Road Hayes Middlesex UB4 0RW

TO LET: £39,000 Per Annum (Fees may apply)

• Spacious Shop • Approx. 3,000 Sq Ft / 278.7 Sq M • A2/A1 Use •

LOCATION: Prominently located on the main Uxbridge Road (A4020) amidst a large residential catchment area.

DESCRIPTION: Large double fronted unit with rear vehicular access & parking. **The Shop:** 34'5 (10.19m) frontage x 84'0 (25.60m) deep to include Kitchen/Diner, W.C.'s and Office. Staff Room, Office and room with consumer unit etc approx 266 sq ft / 24.71 sq m. **OUTSIDE:** Car park at rear. **E.P.C. RATING:** 'C' (54).

LEASE: Full repairing & insuring. **TERM:** To be agreed. **RENT:** £39,000 per annum.

BUSINESS RATES: The Rateable Value as at April 2017 is £32,000. The standard rates payable for 2018/2019 are 49.3p in the £. We recommend interested parties should check this information with the London Borough of Hillingdon.

VIEWING: Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.