



## 3 Westbourne Parade Uxbridge Road Hillingdon Middlesex UB10 0NY

Guide Price £595,000 Freehold

- Spacious Shop with Rooms Over • Main Road Location • A1 Retail use • Large Open Plan Retail Trading Space • Store Room with Shutter Doors to Rear • Rear Vehicular Access • Vacant Possession Upon Completion •

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

**DESCRIPTION:** Large double fronted unit extending to approximately 2,000 sq ft / 185 sq m with spacious trading area, stock room, store room and accommodation at first floor level (currently used for storage purposes), with kitchen and W.C.

**NOTE:** Potential to convert to living accommodation subject to formal approval.

**E.P.C. RATING:** 'D' (78).

**BUSINESS RATES:** Rateable Value as at April 2017 is £18,758. 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.

**PRICE:** £595,000 for the Freehold interest with vacant possession.

**VIEWING:** Strictly by appointment with R Whitley & Co.

# 3 Westbourne Parade Uxbridge Road

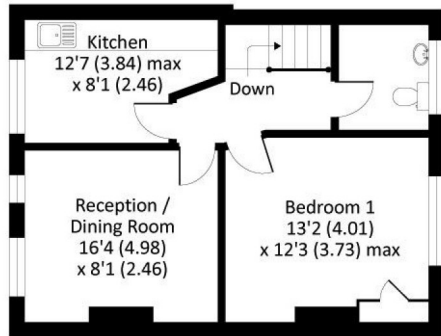
Guide Price £595,000 Freehold

**R WHITLEY**  
Est. 1938 & CO

[rwhitley.co.uk](http://rwhitley.co.uk)

## Uxbridge Road, Hillingdon, Uxbridge, UB10 0NY

Total gross internal area = 2000 sq ft / 185.8 sq m



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
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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.



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