



## 55 Fairfield Road Yiewsley, West Drayton Middlesex UB7 8EZ

**RENT PAYABLE: £10,500 Per Annum (Fees may apply)**

• To Let • Lock-Up Shop • Approximately 475 Sq Ft / 44.12 M •

**LOCATION:** Busy approach road to densely populated residential area. Public car parking nearby.

**DESCRIPTION:** A Lock-up Shop comprising Main Retail Area 14'0 (4.62m) frontage x 30'0 (9.1m) maximum depth. Suspended ceiling with recess lighting. Kitchen 9'0 (2.74m) x 8'8 (2.64m). Lobby with Cloakroom off (w.c. & pedestal basin). Outside: Rear vehicular access with garage. **E.P.C. Rating:** 'D'.

**LEASE:** Full repairing & insuring for a term to be agreed. **RENT:** £10,500 per annum. **BUSINESS RATES:** Rateable Value as at April 2017 is £5,400. The standard 'Business Rates Multiplier' for 2017/2018 is 47.9p in the £. (**NOTE:** We understand rates may not be payable where the rateable value is £12,000 or less. Interested parties should make their own enquiries 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.