



290 Kingshill Avenue Hayes Middlesex UB4 8BX

£25,000 Per Annum

- Shop with large store • Busy local parade • New lease •

LOCATION Situated in a busy local parade surrounded by a large residential catchment area.

DESCRIPTION Retail unit approximately 940 sq ft (87 sq m) plus large store 710 sq ft (66 sq m). Presently used as a betting office, but may be used for A1, A2 or A3 purposes subject to prior approval. EPC Rating: C

LEASE New full repairing and insuring lease for a term to be agreed.

RENT £25,000 per annum exclusive.

BUSINESS RATES The rateable value is £18,750. Interested parties

should check the rates payable with the local authority, London Borough of Hillingdon.

NOTE A small area of land to the side of the shop may also be available to rent if required.

VIEWINGS 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.