

**ROSE  
WILLIAMS**

**01895 619890**

[www.rose-williams.co.uk](http://www.rose-williams.co.uk)

COMMERCIAL PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR FORMER  
RESTAURANT UNIT**

➔ **3460 SQFT**



**UNIT 2 COLHAM HOUSE  
BAKERS ROAD  
UXBRIDGE  
MIDDX  
UB8 1RG**



#### DESCRIPTION

The property comprises a ground floor unit formerly used as a restaurant. The property was being refurbished and requires completion or may be suitable for alternative uses.

The unit is underneath the Premier Inn immediately adjacent to the Underground station and bus terminus.

#### LOCATION

The property is therefore centrally located for the town's amenities including shops, cafes and gyms and the underground station offers Metropolitan and Piccadilly lines linking directly with central London.

#### FLOOR AREAS

Property comprises:  
Ground Floor Approximately

3460 sqft

#### TERMS

Available on a new lease direct from the landlord for a term to be agreed at a commencing rent of £65,000 per annum.

#### LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

#### VAT

VAT will apply to figures shown.

#### RATES

The Property has a rateable value of £74,000 and potential occupiers should enquire of Hillingdon Borough Council as to the actual business rates payable.

#### SERVICE CHARGE

A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

#### EPC

Energy Performance Asset Rating:

**B 43**

#### VIEWING

For additional information or the opportunity to view contact either Mark Rose on 01895 619890 or by email [mark@rose-williams.co.uk](mailto:mark@rose-williams.co.uk)



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