

TO LET



62 OXFORD ROAD | DENHAM | UXBRIDGE | UB9 4DN



**3,187 SQ FT PROMINENT
ROADSIDE UNIT**

- **HIGHLY PROMINANT UNIT SUITABLE**
- **SUITABLE FOR A VARIETY OF USES**
- **DEDICATED CUSTOMER CAR PARKING**



www.cspretail.com

TO LET



62 OXFORD ROAD | DENHAM | UXBRIDGE | UB9 4DN

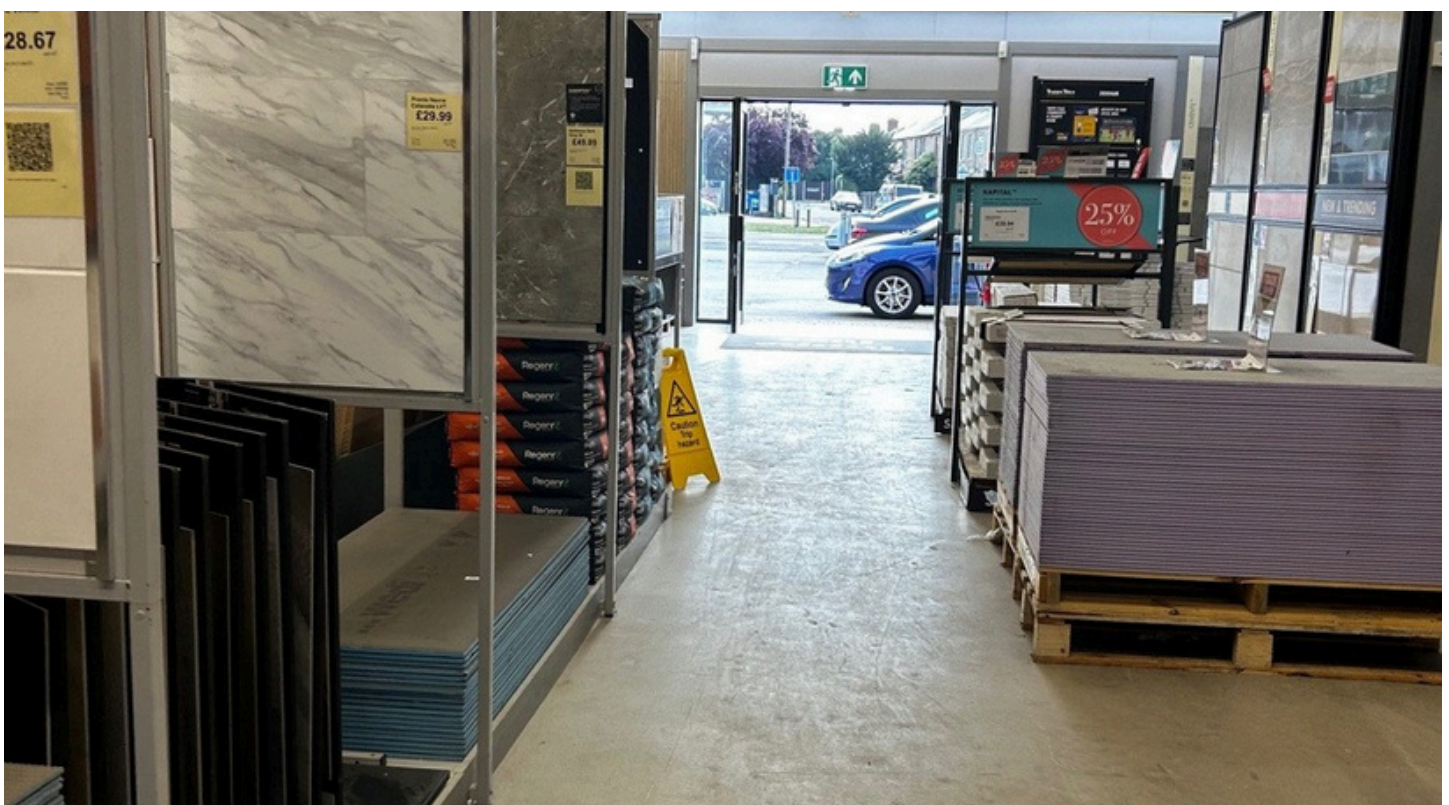
LOCATION

The subject property is prominently located along the Oxford Road (A4020), approximately 1 mile to the North-West of Uxbridge' Town Centre. This Greater London property sits in very close proximity to Junction 1A of the M40 and Junction 16 of the M25.

Central London by road is approximately 19 miles to the East of the Subject Property, with the quickest route being via the A40. The nearest underground station is Uxbridge, where the Metropolitan Line provides straightforward access into Central London in just over half an hour.

DESCRIPTION

The subject property comprises a well-presented brick-built trade counter/retail unit, with cladded overlay. The signage is very prominent and therefore visible from the A4020. Nearby occupiers include two Esso Garages and associated convenience stores, Big Yellow Self Storage, Wenzels, McDonalds Drive Thru and several independent businesses. There is dedicated parking for c.9 cars directly outside of the unit.



TO LET



62 OXFORD ROAD | DENHAM | UXBRIDGE | UB9 4DN

TENURE

The property is held by way of a lease contracted within the security of tenure provisions of the Landlord & Tenant Act (1954), expiring 28th September 2037. There is a Tenant Only Break Option, which is operable on 29th September 2032. The current passing rent is £72,643.62 per annum exclusive. There are annual rent reviews that are index linked to RPI, collared and capped at 1% and 3%.

ACCOMMODATION

The property comprises the following approximate gross internal floor area :

AREA	SQ M	SQ FT
GROUND FLOOR	296.08	3,187

USE

Non-Food Retail - Class A1/E

AVAILABILITY

The property is available by way of assignment of the existing lease. A sub lease or a new lease by way of negotiation may be possible, subject to terms.

RATING

We have been advised that the Rateable Value for the property is £47,750 per annum. The UBR multiplier 49.9p is to be adopted, so the rates payable are £23,827.25 per annum. Interested parties are advised to make their own enquiries with the Local Authority to verify these figures.

ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) is available upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

Viewing to be undertaken strictly through prior arrangement with the sole agent, contact details below:

JOE NEWTON / FRED SEABY

M: 07939 887 633 / 07563 134 032

E: joe@cspretail.com / fred@cspretail.com

Misrepresentation Act These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All plans and digital visualisations are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.