

TO LET
HIGH STREET RETAIL



275 High Street, Uxbridge, Greater
London, UB8 1LQ

- High Street Retail unit of circa 670 sq ft
- NO TAKEAWAY USES
- Part of well established retail parade
- Available immediately to September 2027

LOCATION

Located on a busy retail parade in Uxbridge town centre. The property benefits from good communications via road and rail, being a very short walking distance of Uxbridge train station, serving the Metropolitan line with regular services into Central London.

By road, the M40 (J1) is under 1.5 miles to the north west which joins at the next junction with the M25 (J16), providing access to Central London and all surrounding locations.



DESCRIPTION

Ground floor retail premises located directly on Uxbridge High Street. The property comprises of a ground floor lock up shop with a kitchen and w/c to the rear, the property divides halfway through and to the right of the property it provides further retail/storage and a rear exit to a small communal courtyard area.

The property has most recently used as a recruitment office and would suit a similar office use or a retail use. Hot food uses won't be considered.

The property is available by way of a sub lease for a term to be agreed or until September 2027.

Uxbridge has attracted a number of high profile tenants such as Marks and Spencer, Black Sheep Coffee, Cafe Nero, Tesco Express, KFC, TG Jones and Sostene Grene to name a few.

ACCOMMODATION

Ground Floor	670 Sq Ft	62.24 Sq M
Retail		
Total	670 Sq Ft	62.24 Sq M

RATEABLE VALUE

From online enquiries, the rateable value for the property is £17,000 with rates payable in the region of £8,483.

VAT

VAT will be applicable in addition.

ENERGY PERFORMANCE CERTIFICATE

TBC

QUOTING RENT

£30,000 Per Annum

TENURE

Available via a short term sub-lease up until September 2027.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

To arrange a viewing please contact:



CONNOR HARRINGTON

Commercial Surveyor

connor.harrington@g-s.co.uk

01442 220 800



IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.