

New Corner Unit To Let with Waterside Frontage

Unit A, Waterside Heights, Portage Place, West Drayton UB7 8FE

Ground floor only. Internal area approximately 85m²/915ft²



Location

The subject property is located in the popular and growing town of West Drayton that benefits from excellent road links due to its proximity to the M3, M25 and M40.

The property is only a 3 minute walk from West Drayton train station, and the town is also part of the new Crossrail train service, which provides quicker and easier access to London.

The unit backs onto the Grand Union Canal and the surrounding area is mixed residential and commercial character.

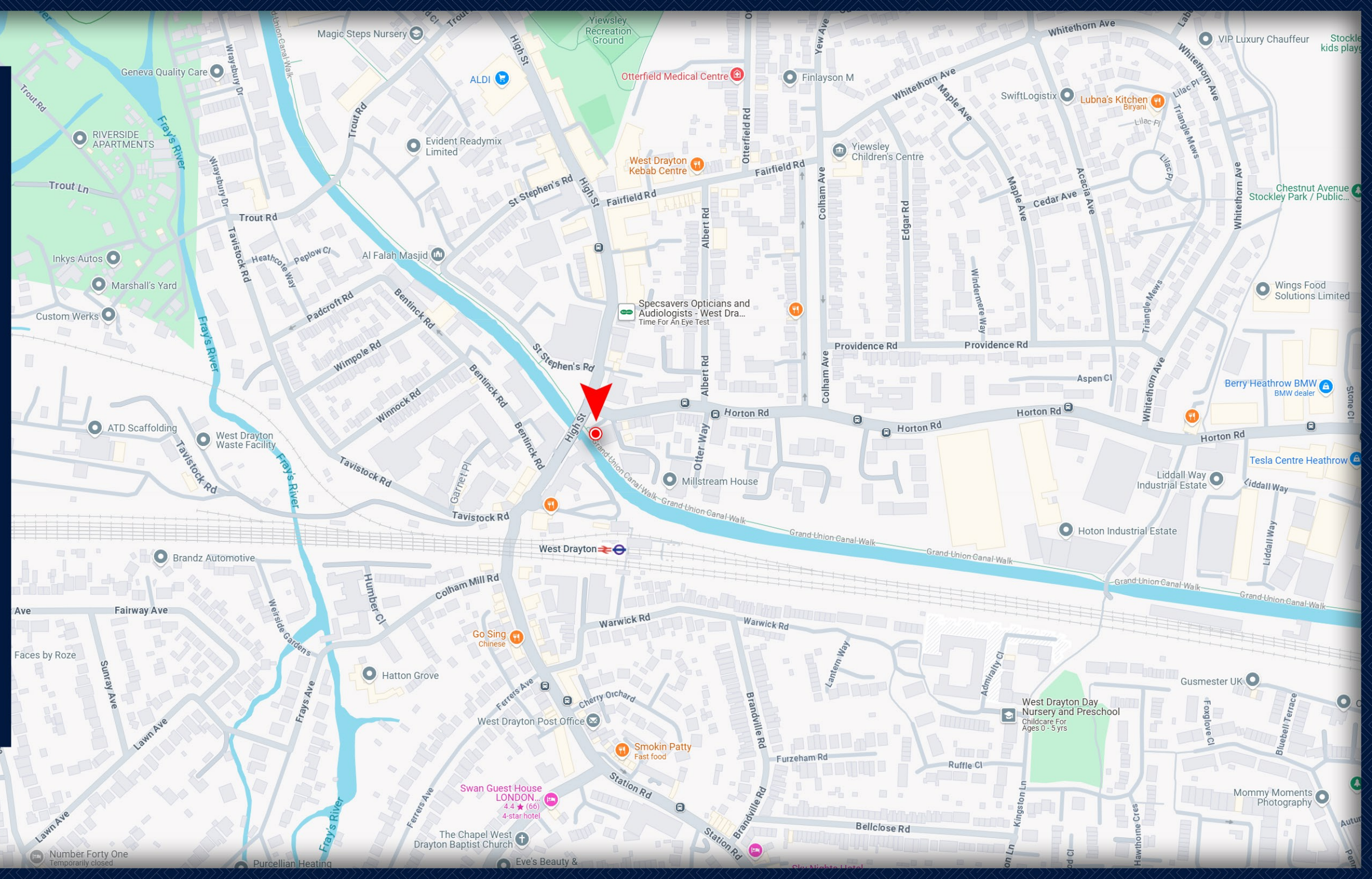
There are lots of new housing developments in the area and the town's many shops and cafes are only a short walk away.

Description

The property comprises a new brick built, ground floor open plan retail/café unit with 4 floors of residential above.

The unit benefits from a large glazed elevation and potential seating area overlooking the canal.

The unit will be finished to shell specification with capped services.



Accommodation

The property comprises the following approximate floor area:

Ground Floor = 85m²/915ft²

Planning

The unit benefits from planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987 and suitable uses include retail, restaurant and café.

Interested parties should make their own enquiries of Hillingdon Council.

Lease

The property is available by way of a new full repairing and insuring lease to be held outside the act for a term to be agreed incorporating 5 yearly upward only rent reviews.



Rating & Service Charges

To be assessed.

Rent

£25,000.00 per annum exclusive of rates, service charges, landlords insurance and VAT.

Energy Performance

Asset rating to be confirmed.

Legal Costs

Each party to bear their own legal costs.

Further Information/Inspections

Please contact sole letting agents Forty Group.

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