



825 UXBRIDGE ROAD, UB4 8HZ

SUMMARY

Ground floor retail unit with class E use

Available in vacant possession

Situated on a busy road

suitable for various businesses (STP)

Parking available on the front of the premises

Total approximate area of 572.4 sqft

DESCRIPTION

The property is a ground floor retail unit situated on the corner of Uxbridge Road benefitting from class E use. The unit has a kitchenette & WC facility on the ground floor.

The property will be available as a vacant possession and is currently occupied by Acacia Cars which is a taxi service.

ACCOMODATION

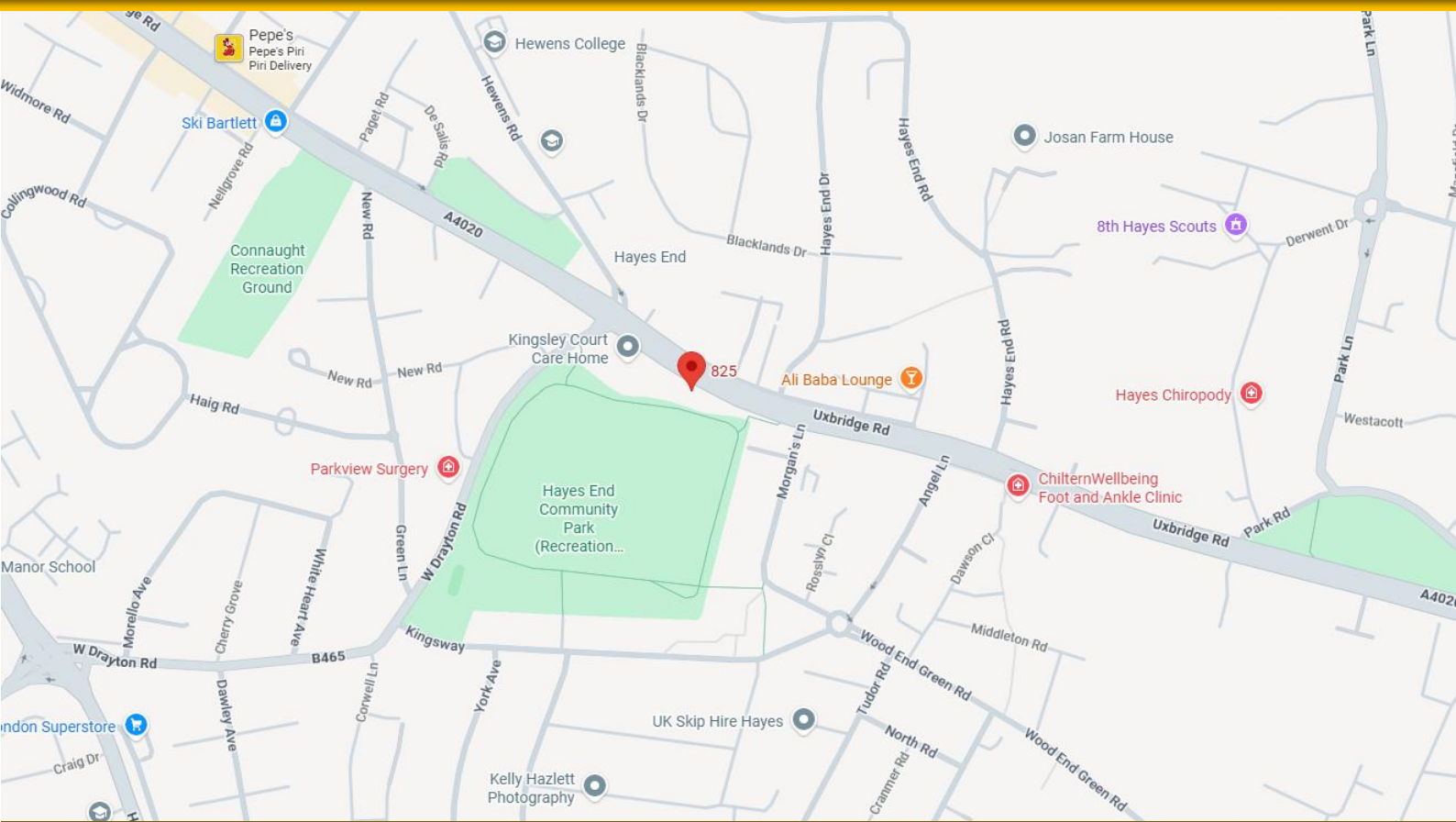
The following breaks down the areas and the dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail	53.2	572.4
Total		53.2	572.4

LOCATION

The property is prominently situated on Uxbridge Road, Hayes. This property occupies a highly visible position benefitting from high footfall and excellent passing trade ideal for a wide range of business ventures from retail to professional services.

Uxbridge Road itself is a key route linking Hayes to neighbouring towns and central London, providing superb transport links by road and public transport. Frequent bus services run along Uxbridge Road with Hayes & Harlington railway station just a short distance away, offering fast connections into London Paddington and beyond.



TENURE

Leasehold

Rent £18,000 Per Annum

LEGAL COST

Each party to bear their own legal costs

BUSINESS RATES

Rateable Value £15,220

Interested parties are advised to confirm the rating liability with the Local Authority.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

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