

# UNIT TO LET

14 SUTTON COURT ROAD, HILLINGDON UB10 9HP

01923 845 222  
property@vdbm.co.uk



# KEY FEATURES

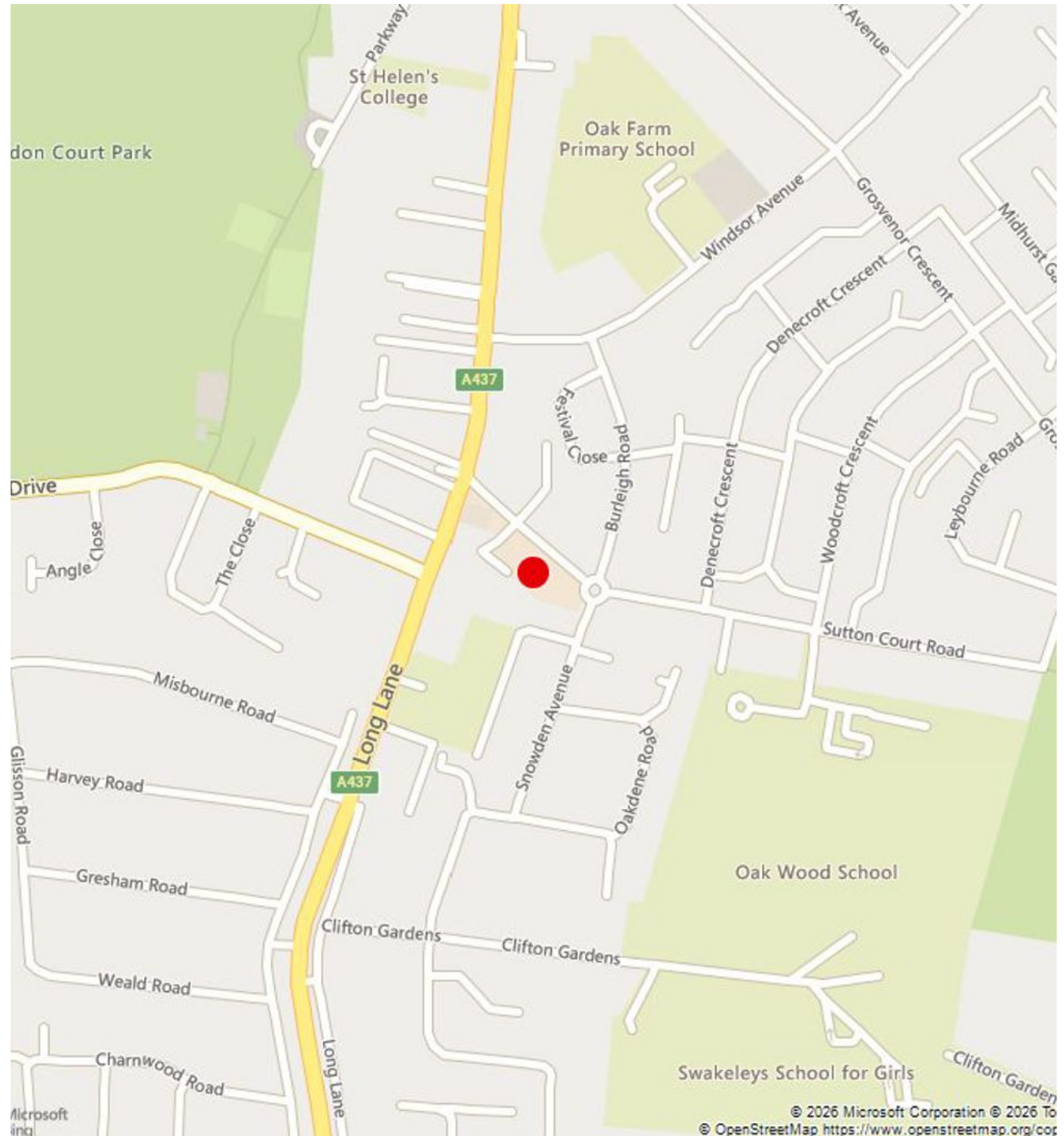
- LOCK-UP SHOP TO LET
- BUSY LOCAL PARADE
- GOOD RESIDENTIAL AREA
- CLOSE TO A40
- READY TO MOVE INTO
- SUITABLE FOR A VARIETY OF USES

# LOCATION

The property is situated in an attractive busy local shopping parade in a densely populated residential area with a wide variety of uses represented.

Sutton Court Road is situated just off Long Lane, Hillingdon (A437). This runs between the Uxbridge Road in the south and A40 to the north giving excellent road communications.

The nearest station is Hillingdon (Metropolitan and Piccadilly Lines).







## DESCRIPTION

The property comprises a lock-up shop with roller shutter offering a total of 540 sq ft (50.3 sq m) of space.

The property is considered suitable for a variety of purposes including retail, office, cafe, educational or medical uses.

The property is presented in good "white box" order with suspended ceiling and recessed lighting, painted walls and floor.

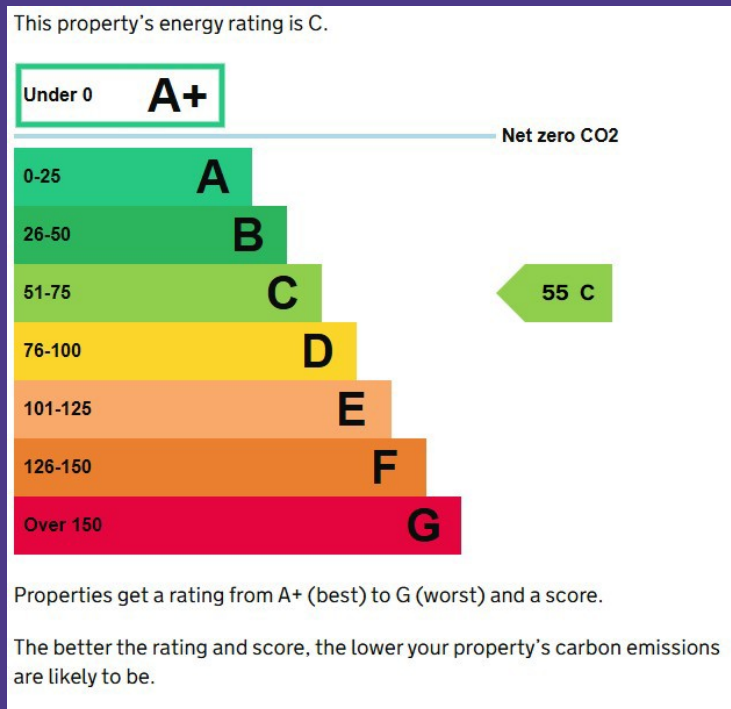
There is a rear concrete service road providing good servicing to the rear of the property.



ACCOMMODATION	SQ FT	SQ M	
SHOP	540	50.17	

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (55).



## RENT

£19,500 per annum exclusive

## TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £7,500

If this is your only commercial property the rates payable are likely to be zero.

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## VIEWING

Strictly by appointment through VDBM.  
 toby.woodward@vdbm.co.uk 01923 845221

# VDBM

Chartered Surveyors



01923 845 222  
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