

266 UXBRIDGE ROAD HATCH END PINNER, HA5 4HS

VDBM

Chartered Surveyors

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LOCATION

Hatch End is situated between Stanmore and Pinner. The area is best known for its speciality restaurants and interior design shops. This unit benefits from a good location, opposite Tesco and close to various established businesses. See over for location plan.

DESCRIPTION

Lock up shop with 20'4 interior width to let in excellent part of Hatch End Broadway. The unit has traded for many years as an antiques shop and will now suit a range of possible uses. Rear access to yard and service road. Currently A1 use, but A2 use considered.

ACCOMMODATION

Main Shop	668 sq ft
Separate area	69 sq ft
Store Room	79 sq ft
Kitchenette	<u>14 sq ft</u>
Total	830 sq ft

Rear Yard & Parking

TERMS

A new Full Repairing and Insuring Lease is available for a term to be agreed.

GUIDE RENT

Rent £25,000 per annum exclusive

- LOCK UP SHOP TO LET
- EXCELLENT LOCATION
- WIDE FRONTAGE
- NEW LEASE AVAILABLE
- GUIDE RENT £25,000 PAX

RATES

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

Rateable value £25,250 Rates payable £12,120 (2018/2019)

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

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has a Rating (Asset Rating TBC).

VIEWING

Strictly by appointment through VDBM on 01923 845222

Joint Sole Agents with David Wilson Commercial Limited <u>www.davidwilsonproperty.com</u> Tel: 020 8423 5933

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents 'VDBM' and neith er does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.







50 metres



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