

266 UXBRIDGE ROAD HATCH END PINNER, HA5 4HS



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

VDBM

Chartered Surveyors

30A Green Lane
Northwood
Middlesex
HA6 2QB

Tel: 01923 845222

Email: property@vdbm.co.uk

Web: www.vdbm.co.uk

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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	14 sq ft
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

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
www.davidwilsonproperty.com
Tel: 020 8423 5933

