

355 UXBRIDGE ROAD
PINNER, HA5 5JN


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588 SQFT / 55 SQM
A1 SHOP TO LET
PROMINENT LOCATION



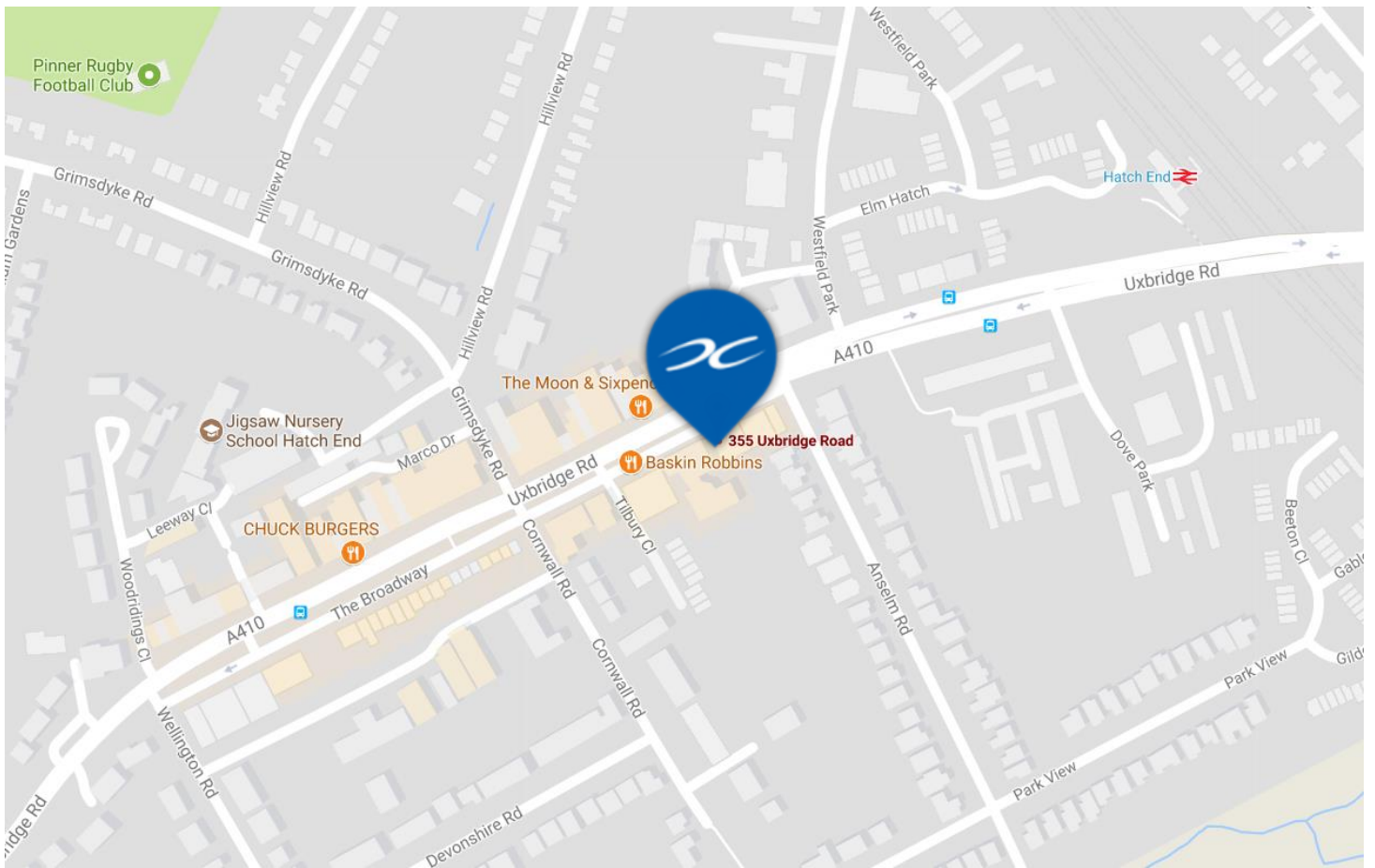
LOCATION

The premises are located on the south side of Uxbridge Road A401. The unit occupies a prominent position in the centre of Hatch End, amidst numerous restaurants, furniture showrooms and other national retailers. There is a public car park nearby whilst Hatch End Overground Station is located opposite the property.

ACCOMMODATION

The premises comprise a self-contained lock up shop totalling 588 sqft. The unit has the benefit of a full height glazed shop front, suspended ceiling, air conditioning, burglar alarm and kitchen and toilet facilities. Rear access is available via Anselm Road and there is a small rear yard.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.



TERMS

The premises are available by way of a full repairing and insuring lease for a term by arrangement.

RENT

£19,500 per annum exclusive of all outgoings.

RATES

We understand that the rateable value of the ground floor shop is £15,250 and the rates payable for 2017/18 are £X,XXX per annum. Prospective purchasers are strongly advised to independently reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment through sole agents –

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