



8 Glebe Avenue, Ickenham

Uxbridge, UB10 8PB

**Small lock up shop situated
in Ickenham Village.**

550 sq ft

(51.10 sq m)

- Use class E
- Fully fitted kitchen and toilet facilities
- 2x parking spaces to the rear
- Access to the rear via Edinburgh Drive
- Ickenham Underground Station (0.1 miles)
- West Ruislip Underground Station (1.3 miles)

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Summary

Available Size	550 sq ft
Rent	£19,500 per annum
Rates Payable	£4,422.60 per annum
Rateable Value	£8,100
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

The premises comprise a ground-floor retail unit, formerly occupied by a funeral directors. The unit is carpeted throughout and features a reception area, two spacious rooms, a restroom, kitchen facilities, and rear access via Edinburgh Drive. Additionally, the property includes two parking spaces at the rear and on street pay and display parking to the front of the property.

Location

The premises are situated on a busy retail parade along Glebe Avenue in Ickenham opposite Swakeleys Road. The premises benefits from high levels of passing traffic with a wide array of cafes, shops, pubs, and restaurants in close proximity. Ickenham Underground Station is located 0.1 miles from the premises and provides excellent connectivity into Central London via the Metropolitan and Piccadilly lines. Additionally West Ruislip underground station is located 1.3 miles from the property served by the Central Line.

Accommodation

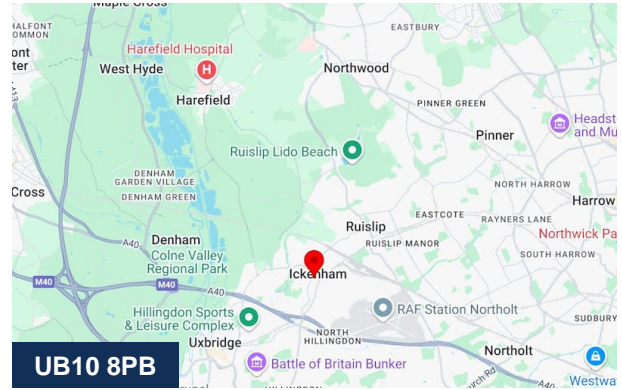
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	550	51.10	Available
Total	550	51.10	

Terms

The ground floor commercial unit is available by way of a new lease for a term by arrangement.

The upper parts are available by way of a separate AST at a rent to be agreed.



Viewing & Further Information



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