



14 Glebe Avenue

Ickenham, Uxbridge, UB10 8PB

Fitted Takeaway / Restaurant Premises

860 sq ft

(79.90 sq m)

- Use Class E
- Fully fitted kitchen & extraction system
- Ickenham Underground Station (0.1 miles)
- West Ruislip Underground Station (1.3 miles)
- Additional storage at the rear with roller shutter

Summary

Available Size	860 sq ft
Rent	£26,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The premises comprises a ground floor end of terraced retail unit currently configured as a takeaway. The front of the shop is partitioned into a waiting area whilst the remainder comprise an open plan kitchen. There is potential to reconfigure the kitchen to accommodate seated restaurant space.

There is a temporary garage located to the rear of the shop which is currently used for additional storage. The garage benefits from a roller shutter which can be accessed from Edinburgh Drive. There is a side gate adjacent to the garage and shop which is wide enough for forklift access.

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:

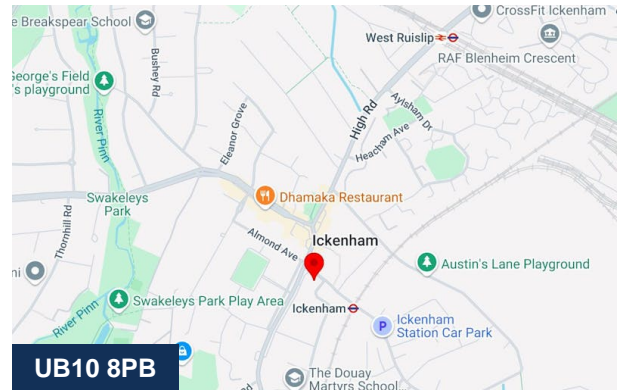
Description	sq ft	sq m	Availability
Restaurant	516	47.94	Available
Garage	176	16.35	Available
Ancillary	168	15.61	Available
Total	860	79.90	

Terms

The property is available by way of a new lease for a term by arrangement.

Premium

A premium of £70,000 will be payable for the benefit of the fixture and fittings and any goodwill associated with the premises.



Viewing & Further Information



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