



2 Westbourne Parade Uxbridge Road Hillingdon Uxbridge UB10 0NY

£22,500 Per Annum

- Large ground floor unit of 1,318 sq ft
- Suitable for a variety of uses
- Upper floor (residential or ancillary space)
- Available on a new lease

LOCATION: Situated on the busy Uxbridge Road in Hillingdon between Hayes and Uxbridge, and surrounded by a large residential catchment area. Within easy reach of London Heathrow Airport and the motorway network (M4/M25).

DESCRIPTION: A large ground floor unit totalling approximately 1,318 sq ft (122 sq m) plus kitchen and toilet suitable for a variety of uses including as a shop, office, surgery, etc. together with first floor space which could provide residential accommodation (access through shop only) or ancillary storage space. Presently three rooms plus bathroom to the first floor. Rear service road. Gas central heating to first floor.

TERM: Available on a new full repairing and insuring lease for a term by arrangement.

RENT: £22,500 per annum exclusive.

BUSINESS RATES: The rateable value for the entire premises is £18,250. To confirm the business rates payable, please check with the local authority (London Borough of Hillingdon).

EPC RATING: D.

VIEWING: Strictly by appointment with the joint marketing agents R Whitley & Co (Chris Whitley on 01895 424040) or Collinson Hall (Jeff Rosen on 01727 429774).

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.