



## 20 Station Road West Drayton UB7 7BY

£17,000 Per Annum

- Town centre location • New lease • Parking at rear

**LOCATION:** Situated in West Drayton town centre between Lloyds Bank and Boots and close to the mainline railway station, and within short motoring distance of London Heathrow Airport and the motorway network.

**DESCRIPTION:** A retail unit with a total area of approximately 606 sq ft (56 sq m) including partitioned store room/office and separate kitchen. Rear yard providing parking for three cars. Metered parking on Station Road.

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

**RENT:** £17,000 per annum exclusive.

**BUSINESS RATES:** The rateable value for the unit is £7,900. To confirm the business rates payable, please check with the local authority (London Borough of Hillingdon).

**EPC RATING:** E (105).

**VIEWING:** Strictly by appointment with R Whitley & Co.

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.