

97 Uxbridge Road, Stanmore HA7 3NH



Retail Unit To Let 420 sq ft (39 sq m)

New Lease Rent £15,000 pa

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

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- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Class E Retail unit to Let on Uxbridge Road, Stanmore. The property lies within a small Arcade of shops at the junction of Uxbridge Road and Kenton Lane. It has a prominent corner position within the row of shops.

Description

The shop has a wide frontage, with 2 large plate glass windows for advertising and a single entrance door. Internally the shop is wide at the front and narrows down towards the rear. There is a small kitchenette and toilet to the side and a rear access / fire exit.

The shop is double glazed, carpeted, and has a security alarm (to be re-activated). Heating is provided by electric heaters.

Suitable for most E Class uses - retail, financial, estate agents, travel agents, post office, cafes etc.

Tenure

Leasehold. A new full repairing and insuring Lease will be given on terms to be agreed.

Size

The Unit measures 420 sq ft (39 sq m). 27ft in width at the front, narrowing to the rear and 17ft deep.

Rent

The Rent is £15,000 per annum. Exclusive of bills. No VAT.

Rates

The Rates payable are approximately £4,640 per annum. We advise that interested parties Confirm this and enquire about any rebates from the local Council.

CEPC

The Energy Performance asset rating is 52, band C (51-75) valid until 9 May 2032

Availability & Viewing

The retail unit is available to Let. Viewings are by appointment only through sole agents ASHTON FOX COMMERCIAL. Please call or email us on 0208 238 5588

sales@ashtonfox.co.uk

Misrepresentation Act 1967

These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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