

## Unit 3 | Quayside | Stockley Park | UB11 1AA

### Retail / Catering Unit to Let |

#### Location

Quayside is the retail and leisure hub serving Stockley Park and the surrounding area. Whilst residential development is planned, a new 60 room Travelodge Plus hotel has been built and is now open. Other occupiers include a 44,000 Sq.ft Nuffield Health & Fitness Gym, Greggs, Costa and Subway. There is a customer car park providing 145 spaces.

#### Description

The retail/catering unit is arranged over ground floor only and is adjacent to Costa and Subway. It is a fitted unit with a rear WC provision.

#### Accommodation

The property provides the following gross internal floor area:-

Ground floor sales/anc | 115.29 Sq.m | 1,241 Sq.ft

#### Terms

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every five years.

#### Use

The landlord will consider all uses within Class E use as appropriate.

#### Rent

£28,000 per annum plus VAT (if applicable).

The rent is exclusive of business rates, VAT, insurance, utility bills and all other outgoings related to the property.

#### EPC

Further details available on request B 49.

#### Rates

The VOA website shows that the new Rateable Value from April 2023 will be £20,000. For rates payable please refer to the Local Charging Authority, London Borough of Hillingdon. - 01895 556000.

#### Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



#### Contact

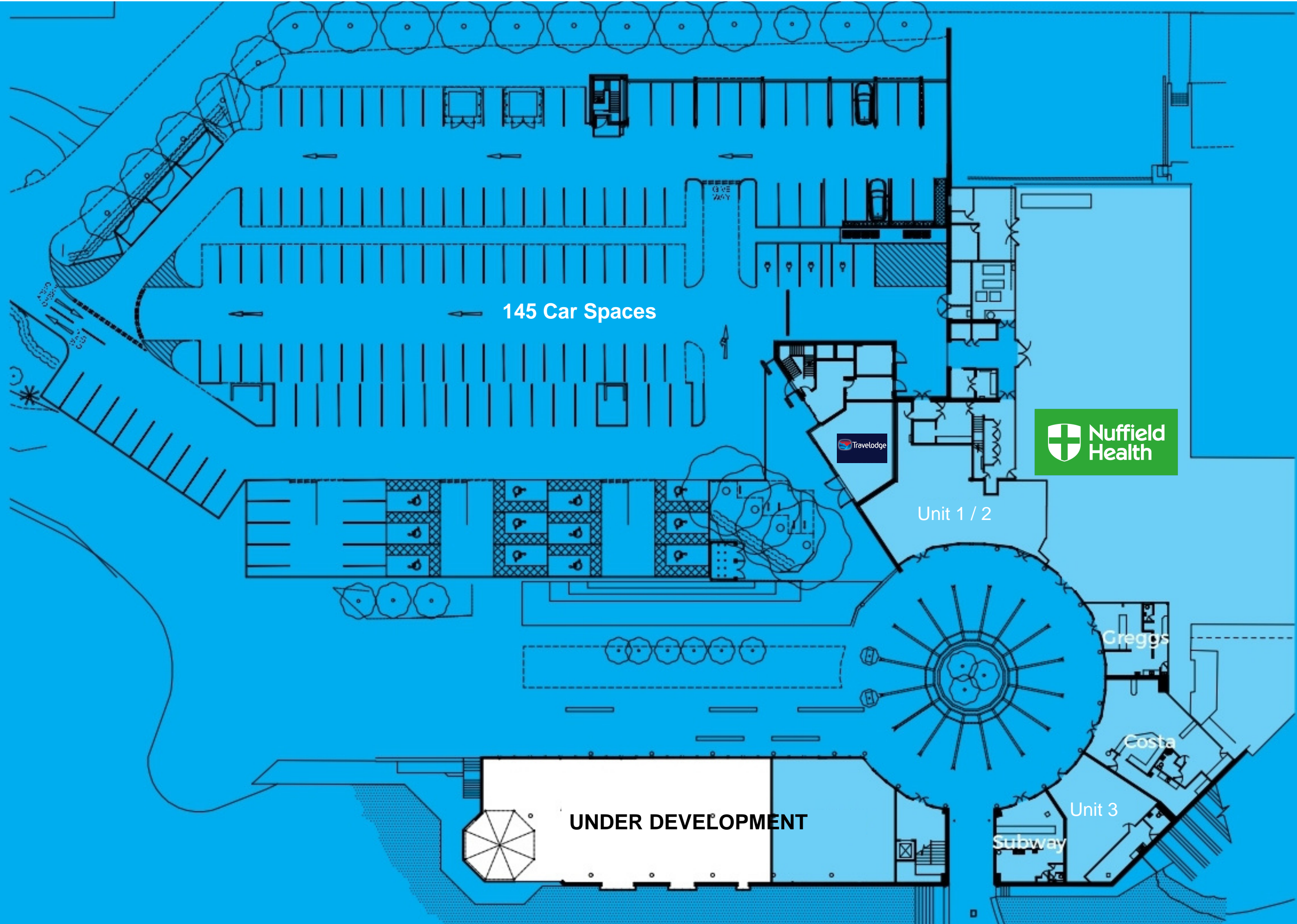
Mark Poyner  
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Or joint agent  
Graham Phillips  
McMullen Real Estate  
020 3058 0204

**VIEWINGS - Strictly by appointment**

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
  - Identification and verification of ultimate beneficial owners
  - Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
- Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



145 Car Spaces



Unit 1 / 2

Greggs

Costa

Unit 3

Subway

UNDER DEVELOPMENT