



## 509 Uxbridge Road

Hatch End, HA5 4JS

### Ground floor retail unit located in the heart of Hatch End

**930 sq ft**

(86.40 sq m)

- Full height glazed shopfront
- Allocated parking spaces located at the rear
- Use Class E
- Shell condition
- Hatch End Mainline Station (0.3 miles)
- Grimsdyke car park (0.2 miles)

# 509 Uxbridge Road, Hatch End, HA5 4JS

## Summary

Available Size	930 sq ft
Rent	£45,000 per annum
Rates Payable	£15,151.50 per annum
Rateable Value	£27,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	930	86.40	Available
<b>Total</b>	<b>930</b>	<b>86.40</b>	

## Description

The premises comprises a ground floor retail unit which benefits from a full height glazed shopfront, exposed ceiling and rear access which is accessed via the Wellington Road where there are 2 allocated parking spaces. The unit is open plan with kitchen and toilet facilities located towards the rear. The premises are currently fitted out kitchen showroom and will be let clear of the existing tenants displays.

## Location

The property is located on Uxbridge Road within walking distance (0.3 mi) of Hatch End Mainline Station. The building is positioned in a prominent location in the heart of Hatch End, surrounded by numerous shops and high-end restaurants. Customer parking is available by way of on street pay and display as well as Gimmsdyke Car park which is opposite the subject premises.

## Terms

The premises are available by way of a new lease for a term by arrangement.

## Floor Plan

<https://drive.google.com/file/d/1qupq2Fq27zvDyozASJR8714LHp03IGtU/view?usp=sharing>

## Video

- - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/9a5ab9d9-1295-4210-bc19-61cd46054d50.mp4>



## Viewing & Further Information



### George Moriarty

020 8429 9003 | 07522 700 507

[george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)



### Lily O'Donnell

020 8429 9009 | 07522 700508

[lily@davidcharles.co.uk](mailto:lily@davidcharles.co.uk)

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