



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
Total	930	86.40	

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 exsiting 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 Gimsdyke 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



Lily O'Donnell
020 8429 9009 | 07522 700508
lily@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/10/2024





