

SHOP TO LET

42A STATION ROAD, HAYES UB3 4DD

449 sq. ft (41.7 sq. m) approx.



TOWN CENTRE LOCK UP SHOP WITH HIGH FOOTFALL

RENT: £25,500 pa

ENQUIRIES & VIEWINGS: 020 8703 8075

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

A spacious 449 sq. ft retail shop, currently trading as a Polish market store, with private WC facilities to the rear. The property benefits from electric roller shutters and awnings.

LOCATION

The unit is set within a busy parade of shops along Station Road near Hayes town centre.

Hayes and Harlington railway station is a short 5-minute walk away, providing regular services to London Heathrow airport (5-minute journey time) and Central London.

Bus routes serve the shop well with Hayes Town bus stops (P and D) directly outside the unit.

ACCOMMODATION

449 sq. ft (41.7 sq. m) approx.

Net Internal Area

ENERGY PERFORMANCE (EPC)

76 | D

A copy of the certificate is available on request.

TENURE

Available on a new full repairing and insuring lease on flexible terms.

RATEABLE VALUE

The Rateable Value is: £9,200

*All applicants are advised to make their own enquiries with the local council

RENT

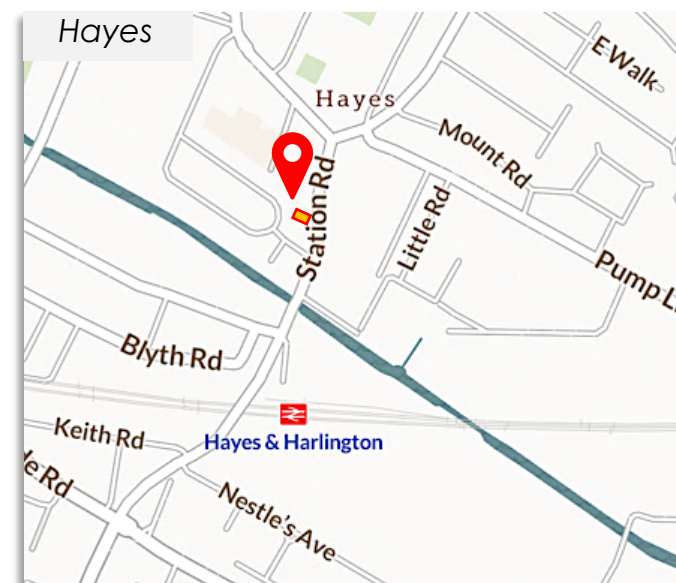
£25,500 per annum

*We believe that the building is not VAT elected. Interested parties should make their own enquiries

LEGAL COSTS


Each party to cover their own legal costs.


Subject to contract



VIEWING AND FURTHER INFORMATION

MICHAEL TSIMEKIS

 020 8703 8075 / 07738 543 189

 michaelt@gray-point.com

 www.gray-point.com



Ash House Business Centre
8 Second Cross Road
London TW2 5RF

