

SHOP TO LET

21 STATION ROAD, HAYES UB3 4BD

660 sq. ft (61.3 sq. m) approx.



TOWN CENTRE LOCK UP SHOP WITH HIGH FOOTFALL

RENT: £29,500 PER ANNUM

ENQUIRIES & VIEWINGS: 020 8703 8075

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

A spacious 660 sq. ft ground floor retail space, with private WC and storage facilities. The property benefits from rear access and yard

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

660 sq. ft (61.3 sq. m) approx.

Net Internal Area

ENERGY PERFORMANCE (EPC)

Available upon request

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract

TENURE

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

RENT

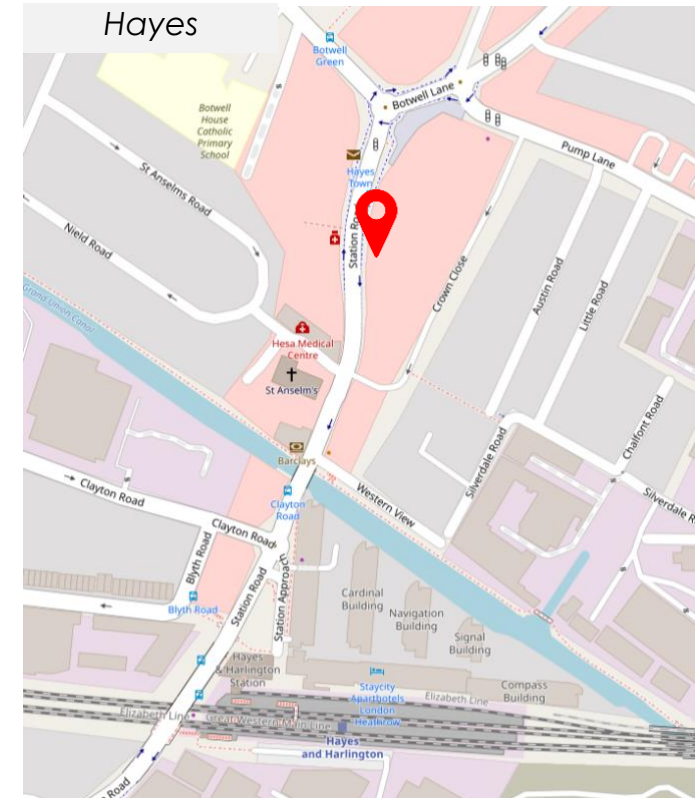
£29,500 per annum

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

RATEABLE VALUE

The Rateable Value is: £16,750

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



VIEWING AND FURTHER INFORMATION

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