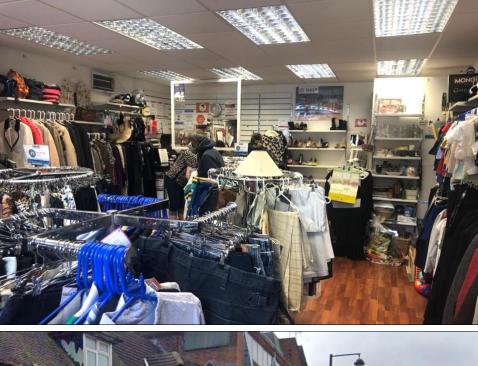
SHOP TO LET

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





21 STATION ROAD, HAYES UB3 4BD

TO LET CONTACT: 020 8703 8075

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 5minute 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

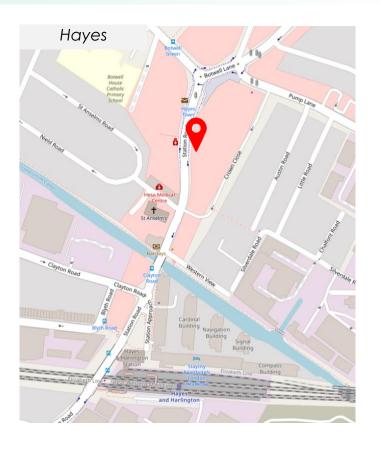
*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

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 MICHAEL TSIMEKIS Image: Colspan="2">O20 8703 8075 / 07738 543 189 Image: Colspan="2">michaelt@gray-point.com Image: Colspan="2">michaelt@gray-point.com Image: Colspan="2">Www.gray-point.com





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



The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are given notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers, or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must safisfy themselves by inspection, searches, enquiries, surveys or otherwise as to there in accuracy. The agents cannot be held responsible for any loss of profits resulting from direct or indirect acclinas based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make or damage or any loss of profits resulting non-direct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be chalf and source to antime by pour solicitor prior to exclusive of VAT.