

# VDBM

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280 UXBRIDGE ROAD, HATCH END, HA5 4HS

- FORMER BAKERY/DELI SHOP
- LARGE VACANT SHOP OF 1,845 SQ FT
- POPULAR LOCATION
- RENTAL £49,750 PER ANNUM

£49,750 per annum exclusive

## LOCATION

The property is situated within the main shopping area in Hatch End. The area has an excellent reputation for its restaurants and interior shops. There is good on street parking plus a large public car park nearby.

## DESCRIPTION

Vacant former bakery/deli shop is now available on a new lease to be agreed subject to terms and conditions. Rear vehicular access and parking.

## ACCOMMODATION

The approximate net internal floor areas are as follows:-

Internal width	19.3 ft
Build depth	99.6 ft
Overall Area	1,845 sq ft
2 WCs	

## TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed subject to upward only rent reviews at a commencing rental of £49,750 per annum exclusive.

## RENT

£49,750 per annum exclusive

## RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £33,000  
Rates payable TBC

For verification purposes, prospective occupiers are advised to make their own enquiries.

## LEGAL COSTS

The incoming tenant to be responsible for our clients reasonable legal costs in any proposed transaction.

## EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (63)

## VIEWING

Strictly by appointment through VDBM on 01923 845222.

**DRAFT DETAILS AWAITING CLIENT APPROVAL**

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.