

HAYES (MIDDLESEX) – 58 STATION ROAD

SHOP / OFFICE TO LET ON REDUCED RENT BASIS CLOSE TO HAYES & HARLINGTON STATION



LOCATION

The property occupies a good secondary location close to Hayes & Harlington Station. The area around the station is undergoing significant regeneration due to the impending opening of the Elizabeth Line.

The subject property is located close to many multiple occupiers including **Barclays**, **Poundland**, **Boots** and **Halifax**.

THE PROPERTY

The premises offer the following approximate dimensions and floor area:

Gross Frontage	-	5.8 m	19' 00"
Internal Width	-	5.5 m	18' 00"
Shop Depth	-	13.6 m	44' 08"
Ground Floor Sales	-	74.0 m ²	800 sq.ft.

EPC

An EPC is available upon request.

USE

The property is potentially suitable for a wide range of retail / office / take away uses, subject to securing planning consent.

LEASE

The property is available on a sub-lease outside the Landlord & Tenant Act until January 2025 at a rental in the region of **£25,000 p.a. excl.**

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£12,000
UBR (2020/2021)	-	49.9p

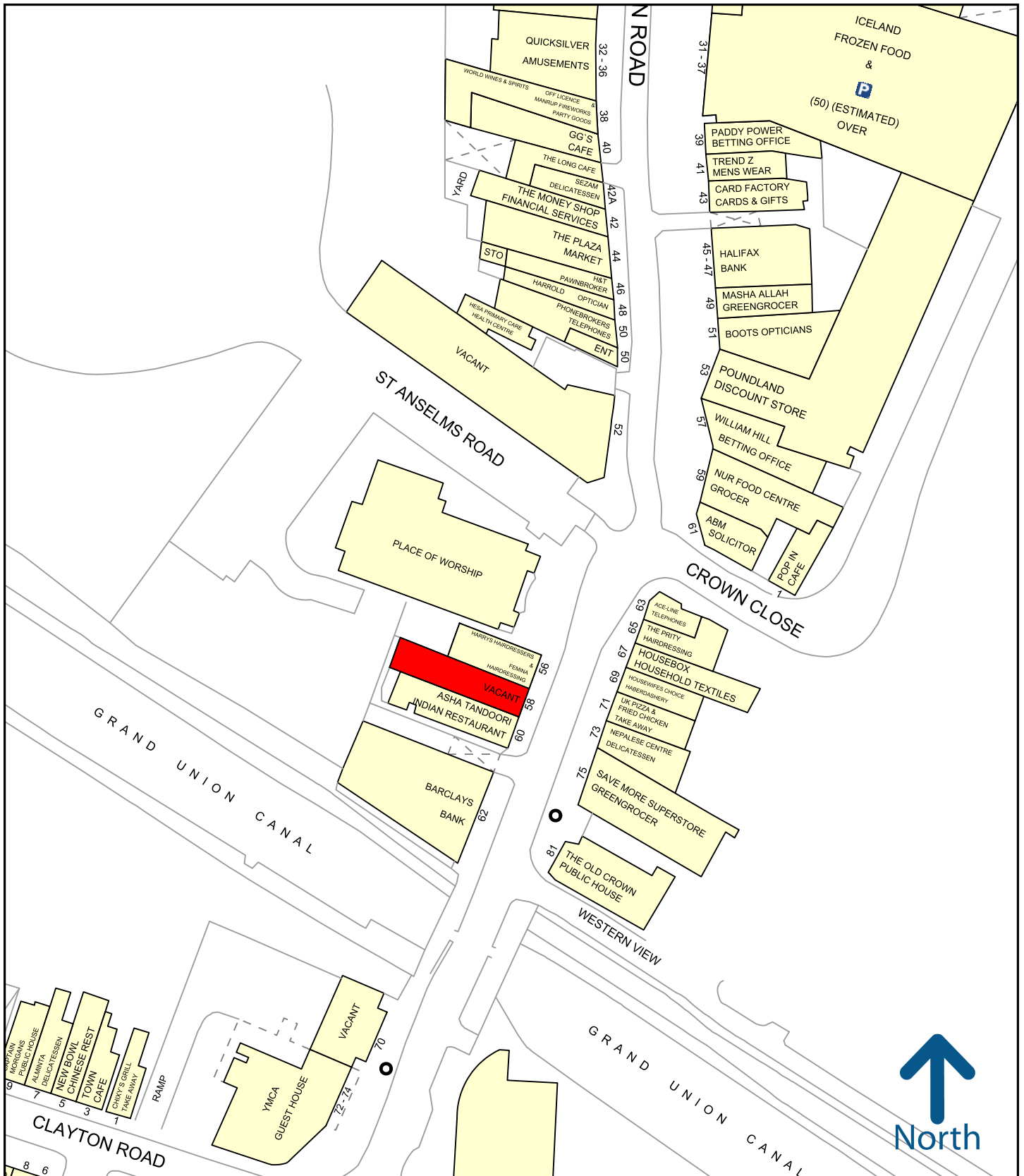
Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of London Borough of Hillingdon – Tel: 01895 250 111

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@sprrg.co.uk

Tel: 020 7409 2100



Experian Goad Plan Created: 10/05/2019
Created By: Smith Price RRG

50 metres



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Ordnance Survey 100019885

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