

Hooper

NAYLOR FRIEND

GROUND FLOOR LOCK UP SHOP **TO LET**

LOCATED IN A TERTIARY PARADE OF SHOPS FRONTING UXBRIDGE ROAD AND AVAILABLE UNDER A NEW COMMERCIAL LEASE.

81 UXBRIDGE ROAD, STANMORE,
HA7 3NH

LOCATION

The property is situated fronting Uxbridge Road in a tertiary parade of shops amongst mainly local independent retailers. Uxbridge Road is a busy link road between Stanmore and Hatch End and the property benefits from good passing vehicular traffic. There is also a densely populated surrounding residential catchment.



DESCRIPTION

The property comprises a ground floor lock up shop with a rear storage room and an internal WC. The property has solid flooring, pull down security shuttering and benefits from a good volume of passing vehicular traffic.

ACCOMMODATION

Frontage	5.79m	(19'0)
Internal Width	4.72m	widening to 5.48m after 6.14m (15'6 widening to 18'0 after 20'2)
Shop Depth	8.15m	(26'9)
Sales Area	3.94m ² approx	(430 ft ²)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£8,500 (eight thousand five hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.