

TO LET Retail Unit

Unit A, Waterside Heights, Horton Road
West Drayton UB7 8EN



Contact

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Location

The subject property is located in the popular and growing town of West Drayton that benefits from excellent road links due to its proximity to the M3, M25 and M40. The property is only a 3 minute walk from West Drayton train station and the town is also part of the new Crossrail train service which provides quicker and easier access to London. .

The unit backs onto the Grand Union Canal and the surrounding area is mixed residential and commercial character. There are lots of new housing developments in the area and the town's many shops and cafes are only a short walk away.

Description

The property comprises a new brick built, ground floor open plan retail/café unit with 4 floors of residential above. The unit benefits from a large glazed elevation and potential seating area overlooking the canal.

The unit will be finished to shell specification with capped services.

Accommodation

The property comprises the following approximate floor area:

	Sq m	Sq ft
Unit A	85.00	915

Planning

The unit benefits from planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987 and suitable uses include retail, restaurant and café. Interested parties should make their own enquiries of Hillingdon Council.

Rating

To be assessed. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Terms & Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a cost of £25,000 per annum.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewing is strictly by appointment via the sole agent.

New ground floor retail unit

Residential development above including one and two bed apartments over five floors

Visibility from Horton Road

Suitable for retail, restaurant and café

Close to West Drayton train station and the High Street

£25,000
per annum



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.



For further details contact:
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