

RETAIL PREMISES AVAILABLE STATION ROAD, HAYES, UB3 4DX



Location

The property occupies a prime location close to Hayes and Harlington Station, where the area around the station is undergoing significant regeneration due to the impending opening of the Elizabeth Line, which will provide direct connections to the West End in approximately 20 minutes. The property is adjacent to Iceland and other nearby occupiers include Barclays, Poundland, Boots and Halifax.

Accommodation

The premises are designed over ground floor only and are currently arranged as follows:

Ground Floor Sales	2,226.4 sq m	(7,550 sq ft)
Ground Floor Ancillary	52.7 sq m	(568 sq ft)
Total	754 sq m	(8,118 sq ft)

Tenure

The premises are available to let on a new lease for a term and rent to be agreed.

Rates

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:-

Rateable Value: £75,500 UBR 2020/2021: 0.532 Rates Payable: £40,166

Viewing

Please contact the SMART4 office for further information or to arrange an inspection.

Philip Jemmett

020 7569 9901

pjj@smart-4.co.uk

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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 25 Foubert's Place, London, W1F 7QF.

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