

SHOP WITH A3/A5 USE TO LET



BATH ROAD, HEATHROW UB7 APPROX 1,700 SQ FT (158 SQ M)

LOCATION:

The premises are situated in a small parade on the north side of Bath Road (A4) to the west of Heathrow Airport, close to the junction with Pinglestone Close and Hatch Lane (A3044). The Bath Road (A4) is an established commercial location attracting occupiers such as British Airways, BAA, Hertz and Heathrow Airport Ltd.

DESCRIPTION:

The property comprises a double fronted shop unit previously used as storage and offices but now has the benefit of an A3 and A5 use (restaurant and takeaway).

The premises have the benefit of gas fired central heating, a kitchenette, two WCs and a shower room.

There is access and parking to the rear for three cars.

ACCOMMODATION:

Approximately 1,700 sq ft (158 sq m)

TERMS:

Lease: The premises are to be let on a new full repairing and insuring lease for a term of years to be agreed, incorporating rent reviews.

Rent: £40,000 per annum exclusive.

RATES:

RV: £15,500 @ 41.4p in the £ (2010/11)
Payable £6,417

LEGAL COSTS:

Each side to be responsible for their own legal costs.

Viewing:

Strictly by appointment only
Via Claridges Commercial – 0845 205 0007