

# 139/140 HIGH STREET UXBRIDGE MIDDLESEX UB8 1JX

## Location

Uxbridge is a suburban town with a population of 26,027 persons, situated 25 miles west of Central London, 2 miles to the south west of Ickenham, 2.5 miles north of West Drayton and 7 miles north east of Slough.

Uxbridge is readily accessible, the town centre lying approximately a mile south east of Junction 1 of the M40 motorway, which links close by to Junction 16 of the M25 motorway. The town centre is served by Uxbridge London Underground station, which provides the western Piccadilly lines and Metropolitan line terminus.

## Situation

The property is situated on the north side of the High Street to the west of the junction with Belmont Road. The property lies immediately opposite the Pavilions Shopping Centre, Adjoining multiples are NATIONWIDE, BARCLAYS, W H SMITH, J D WETHERSPOON, VISION EXPRESS, BURTONS, McDONALD'S, SUBWAY, TESCO METRO etc. The High Street to the east is pedestrianised and includes many of the major retailers including WOOLWICH and MARKS AND SPENCER and the Chimes Shopping Centre.

## Description

The building is of concrete and brick construction having been built during the 1950's and has a full glazed shop front under a flat asphalt roof.

## Town Planning

The property is located in the primary shopping area and is within Old Uxbridge Conservation Area. Planning Permission was granted on 15th April 1999 by the London Borough of Hillingdon for a Change of Use to Class A3 Restaurant, subject to the first floor flat being retained as residential

## Tenure

FREEHOLD

## Tenancy

The entire property is let to AZZURRI RESTAURANTS LIMITED (as guaranteed by AZZURI CENTRAL LIMITED) trading as an 'ASK Italian' on a full repairing and insuring lease for a term of 35 years commencing from 6th May 1999 subject to five yearly upward only rent reviews.

