

Uxbridge Town Centre Restaurant Opportunity To Let



139-140 High Street Uxbridge Middlesex UB8 1JX

t 01923 230414

One Wellstones Watford Hertfordshire WD17 2AE

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Image Courtesy of Google

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 inset with a large roof light.

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.

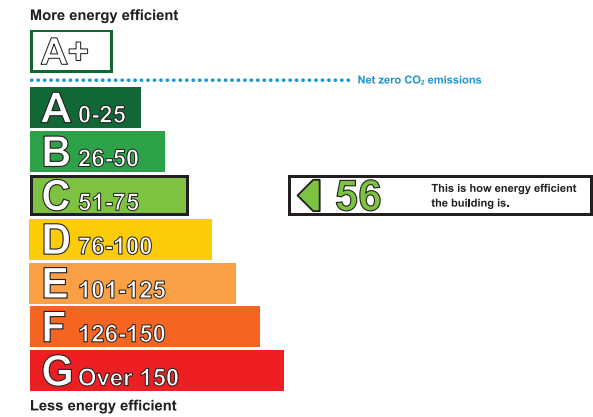
Accommodation

The accommodation comprises a ground floor restaurant with external rear garden with the approximate areas: -

Ground Floor	2,387	ft²	221.84	m²
Garden Area	1,382	ft²	128.44	m²
TOTAL	3,769	ft²	350.28	m²

Energy Performance Certificate

The Energy Performance Certificate is to be provided on request.



Rating Assessment

The Rateable Value for the existing property is £83,000

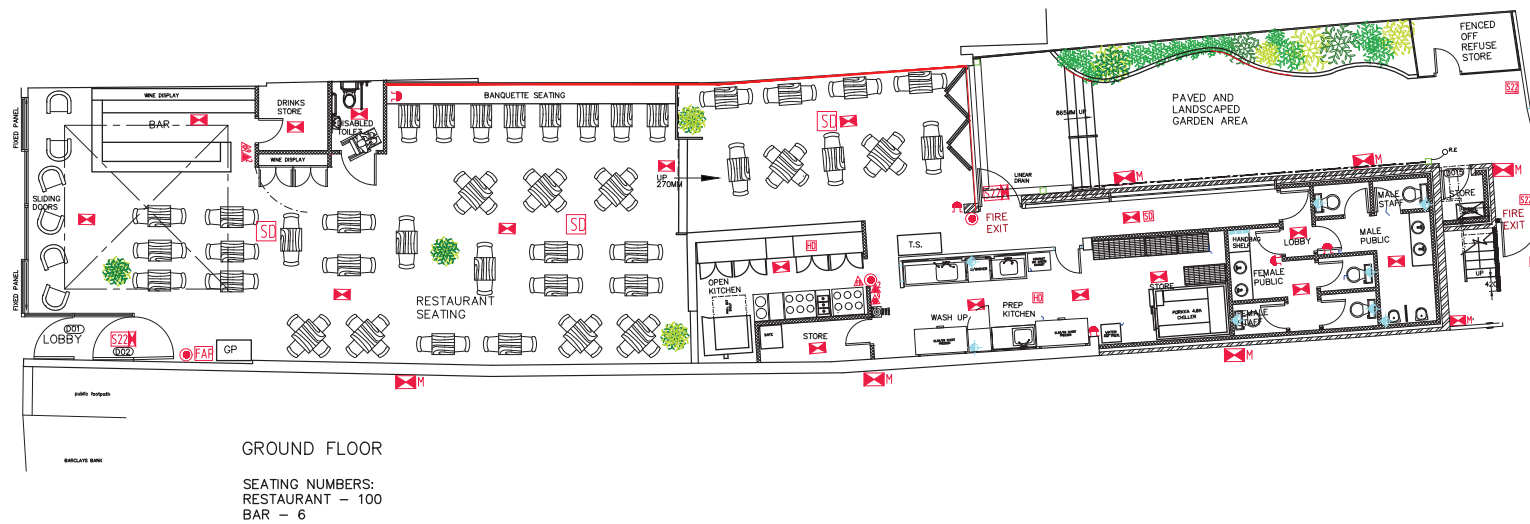
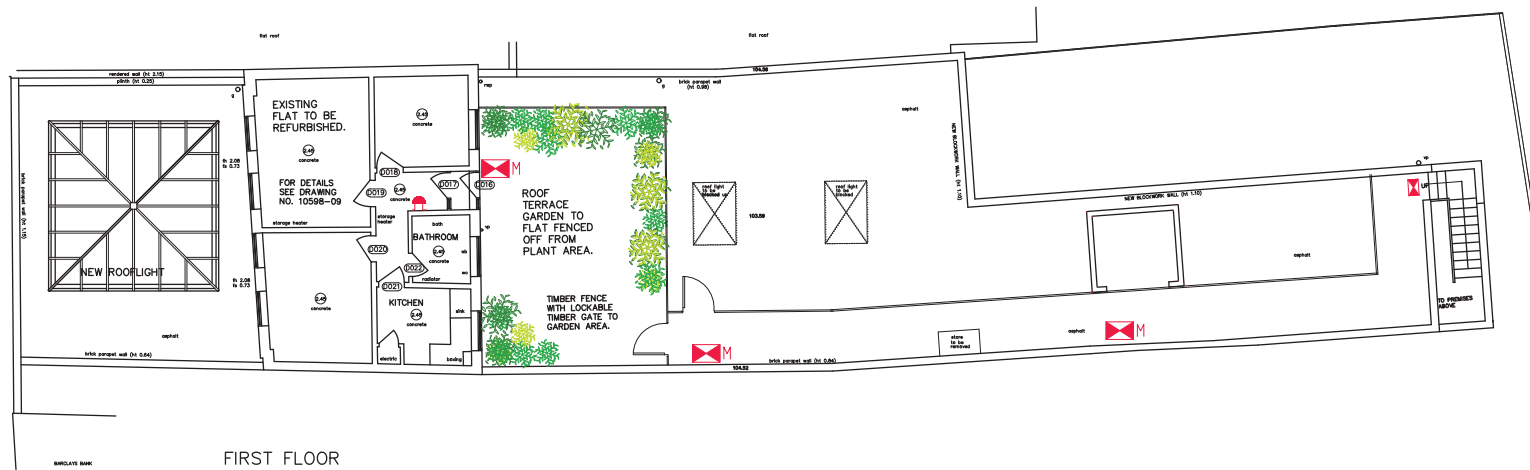
The Uniform Business Rate for the year 2020/21 is 51.2p in the £.

Local Authority

London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Telephone: (01895) 250111
Email: contact@hillingdon.gov.uk





NOT TO SCALE



TERMS

Lease

The Ground Floor Restaurant is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£75,000 per annum exclusive of VAT, rising to £80,000 per annum exclusive of VAT after 2.5 years, rising to £85,000 per annum exclusive in Year 5.

Premium

A Premium of £20,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £45,000). The deposit is to be capable of increase in line with any increase in the rent.

Availability

The property is available for immediate occupation on completion of the legal documentation.

Freehold Interest

The freehold interest is available at a price of £1,425,000 subject to contract.

Value Added Tax

The property is registered for Value Added Tax.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited One Wellstones Watford WD17 2AE
Telephone: 01923 230414 / Email: admin@warrantgroup.net

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.



Further Information please contact:

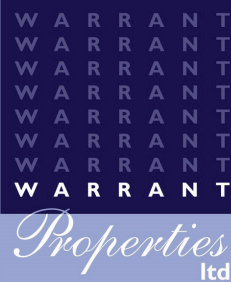
July 2020

JAMES FASAL

jamesfasal@warrantgroup.net

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Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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