




Uxbridge Road, UB1

£ 14,000 Per Annum

 Southall

 Takeaway

 Uxbridge Road,
UB1

Highlight Features

- ✓ E Class Use
- ✓ Furnished
- ✓ Lease Assignment
- ✓ Lease for Sale: £80,000
- ✓ Rarely Available Location
- ✓ Renewable Lease

Description

A well-maintained commercial unit to let (leasehold for sale), suitable for a variety of uses within E class order. The property consists of ground floor space with sitting area, kitchen, WC and back outdoor area. Current operating hours are from 11am to 11pm. Further benefits include newly installed gas connection.

Location:

Located within a 10-minute walk from Hanwell mainline station, which is on Elizabeth Line (Crossrail), providing a fast access into Heathrow and Paddington.

Accommodation:

Ground floor: 50 sq m / 538 sq ft

Back garden: 26 sq m / 280 sq Ft

Premium / Goodwill:

Current leaseholder is seeking a premium / goodwill of £80,000.

Terms:

An assignment of a fully repairing and insuring lease (FRI) which was for 15 years, within Landlord and Tenant Act 1954 (renewable) from 12th October 2020 with five yearly rent reviews. Annual rent is £14,000 due to increase to £14,500 from October 2026.

Usage:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Ealing Council.

Business rates:

We believe this property will qualify for 100% relief but applicants are advised to make their own enquiries with London Borough of Ealing Council.

EPC:

This property has an energy performance rating of: C

Legal Costs:

Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to bear landlord's legal costs.

Viewings:

Strictly by an appointment via sole agent Kingworths.

Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

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