



## Kiran House, Springfield Road, Hayes, Middlesex, UB4 0JT

### SUMMARY

Ground floor lockup shop  
 Commercial retail unit  
 Suitable for variable businesses (STP)  
 Electric roller shutter door  
 Rental £15,000 per annum  
 Approximately 600 sqft of total area

### DESCRIPTION

The property is arranged on the ground floor to provide a shop with rear storage, kitchenette and a WC. The property forms part of a larger building not included in the sale.

The property benefits from a shop front car park area. The unit is currently vacant and available in a good condition.

The following breakdown indicates the area's and dimensions of the unit:

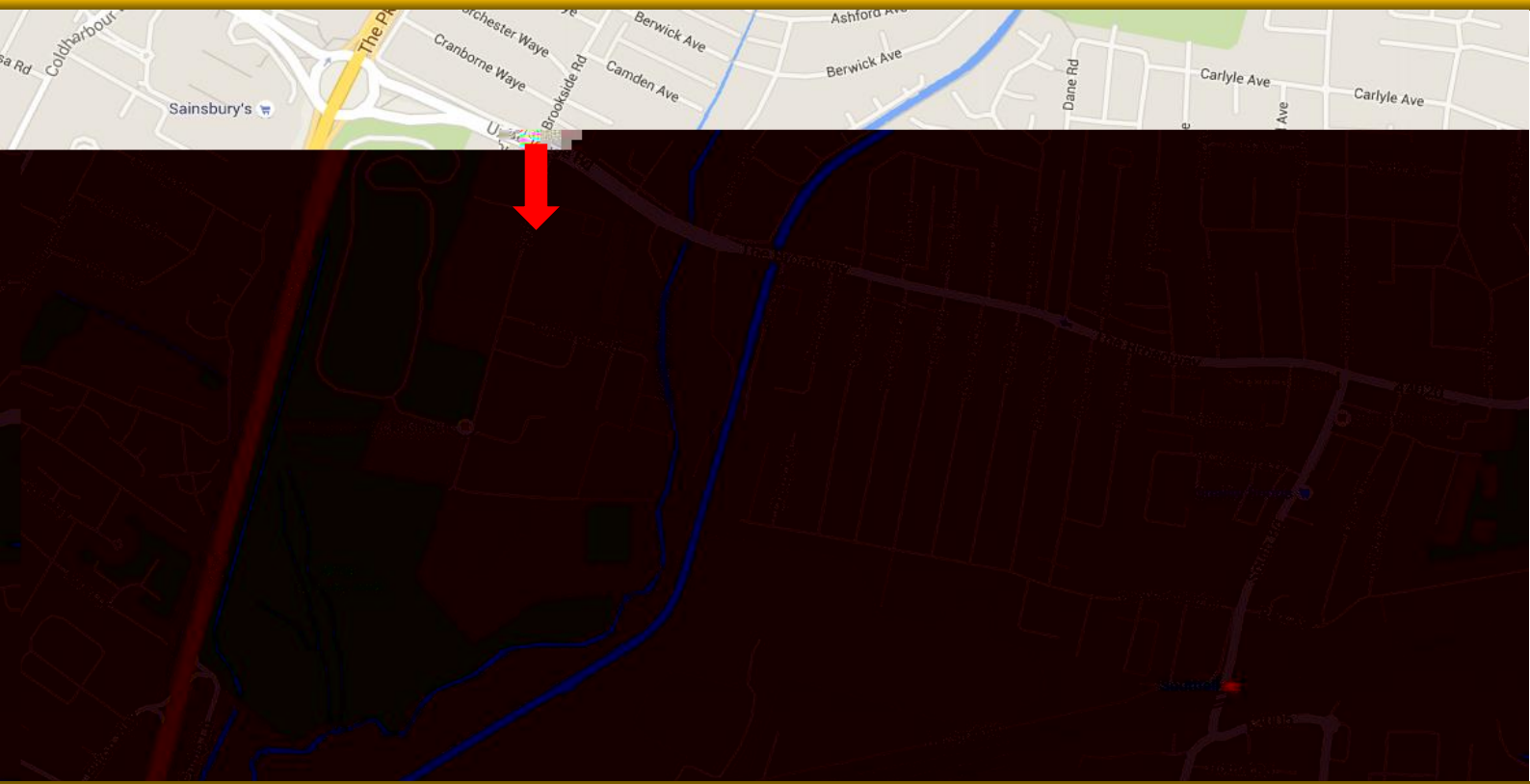
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Unit	30.68	330.1
Ground	Rear Area	25.50	274.4
	<b>Total Area</b>	<b>56.18 sqm</b>	<b>604.5sqft</b>

### LOCATION

The property is located on Springfield Road, Hayes, within the London Borough of Hillingdon. The premises are 3 minutes' drive from the Parkway roundabout with access to the A312 and connecting to the Western Avenue (A40) and the M4.

There are several bus routes that pass long the premises.

Other occupiers closely include; Halfords, Staples, Currys, Punjab Radio, The Carpet Centre and Safe Tech among others. There is also a selection of independent businesses.



**TENURE**

Rent                    £15,000 per annum

**VAT**

To be confirmed

**BUSINESS RATES**

Rateable value to be confirmed

Interested parties are advised to confirm the rating liability with the Local Authority on 01895 250111.

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.



**VIEWING AND FURTHER INFORMATION**

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

**Gaurav Sarna**                    - 0208 569 8500  
E-mail: [gaurav@monarchcommercial.co.uk](mailto:gaurav@monarchcommercial.co.uk)

**Ankur Lakhanpal**                - 0208 569 8500  
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