



88 HIGH STREET, WEST DRAYTON UB7 7DS

SUMMARY

Commercial retail unit on the High Street

Prime high street location

A1 Class Use

Suitable for various businesses (STP)

Good transport links

Electric shutters

Approximately 968 sqft total area

DESCRIPTION

The property comprises of an attractive ground floor shop unit of approximately 968 sqft, located within a modern pedestrianised retail parade.

The following breaks down the areas and the dimensions of the unit:

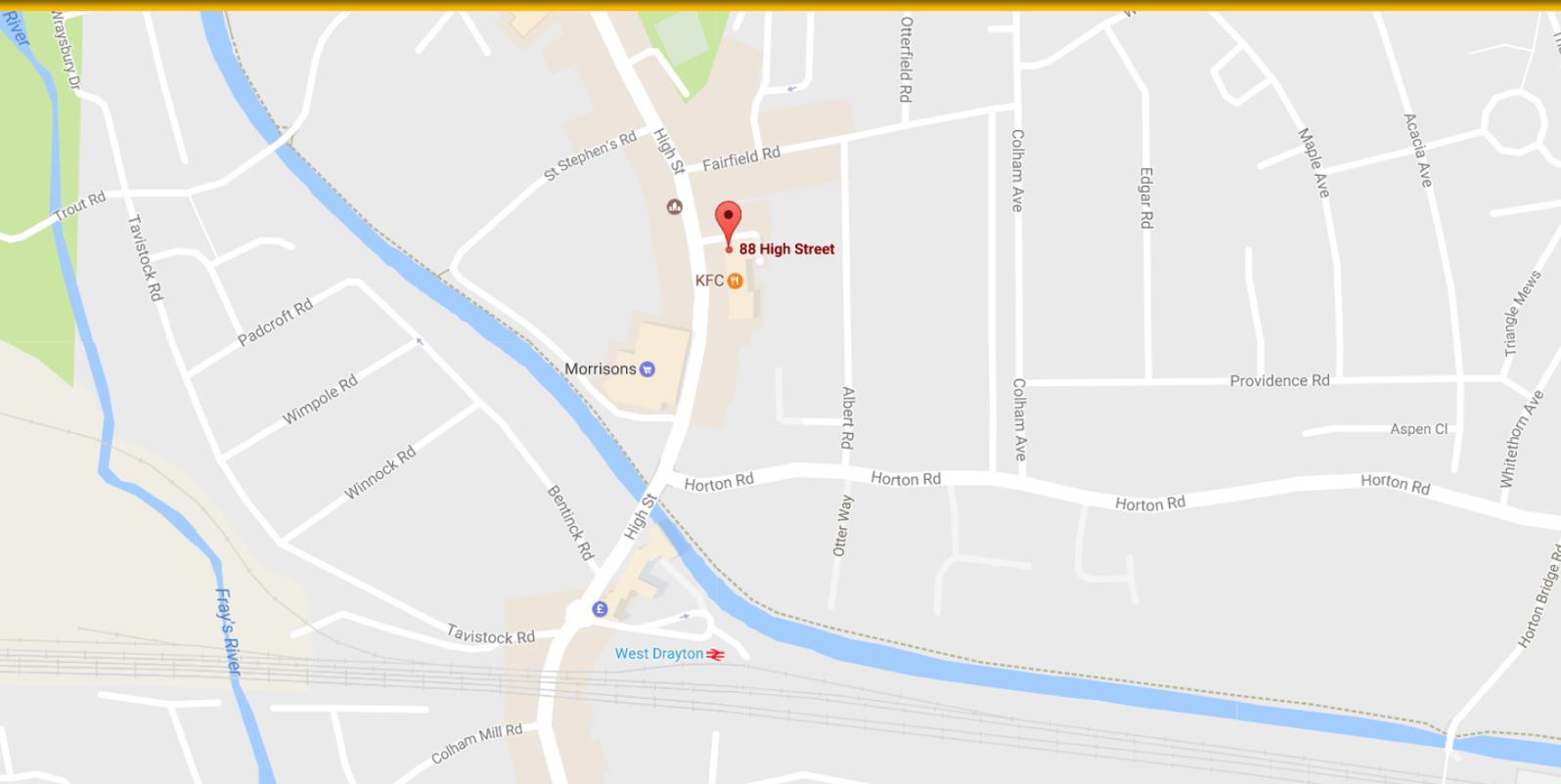
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	90	968
Total:		90 sqm	968 sqft

LOCATION

The property is prominently located on the High Street within a large residential catchment area.

The property is situated on what is considered to be the main retail thoroughfare in the town. West Drayton benefits from good rail and road communications. Junction 4 of the M4 motorway, which connects to the M25, is approximately 2 miles to the south.

Occupiers close by include KFC, William Hill, HSBC, Morrison, and Nationwide amongst many other national multiples.



TENURE

Rental £25,000 per annum

BUSINESS RATES

Rateable value to be assessed

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

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, gives 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.

LOCATION MAP



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

Ankur Lakhnpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk