



## 161 North Hyde Road, Hayes, UB3 4NS

### SUMMARY

- Affluent commuter town
- Shop benefits from A3 use
- Previously running as a local bakery/restaurant
- CCTV system equipped within the property
- Suitable for various businesses (STP)
- Good transport links
- 5 minutes drive to Hayes High Street

### DESCRIPTION

The shop is located on a busy road in Hayes. The shop was previously operating as a bakery. The property is arranged over the ground floor and provides an internal area of approximately 1,275 sqft.

The shop benefits from A3 class use and the shop has an internal storage, production area and a working spacious kitchen in adding to a seating area for customers.

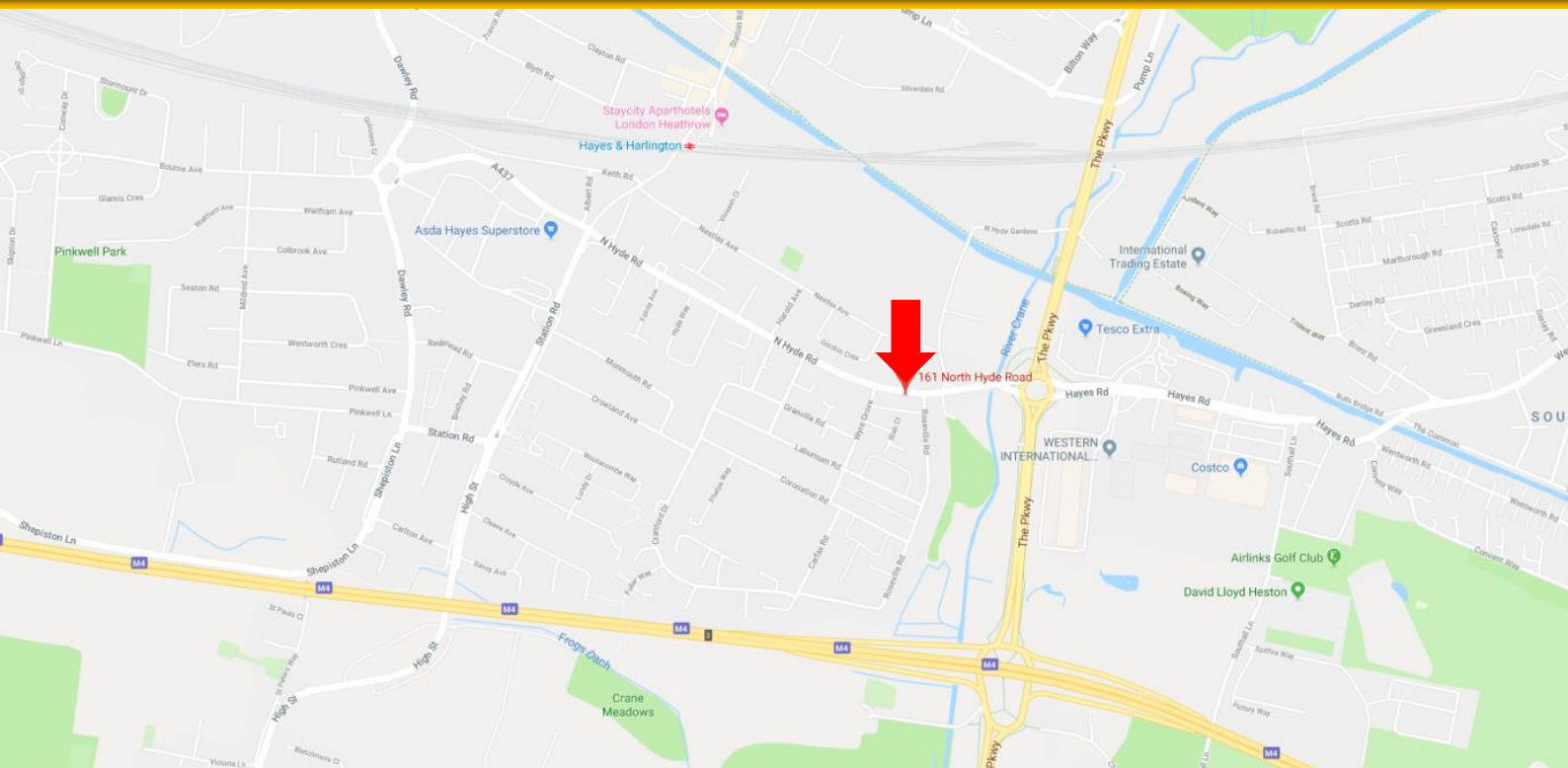
### SCHEDULE OF ACCOMMODATION

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Zone	28.7	308
Ground	Kitchen	37.7	405
Ground	Internal Storage	34.4	370
Ground	Production area	18.2	195
Total		119	1,275

### LOCATION

The property is located on North Hyde Road, Hayes and is a 5 minute drive to Hayes Town. The location offers excellent access to the A312, Heathrow Airport and the M4 and M25 motorways. The property is also 13 minute walk to Hayes & Harlington Station. London Paddington is just 23 minutes by train and can be accessed by Network Rail. Crossrail is due later this year.



### TENURE

Rental £21,000 per annum  
Premium £30,000

### BUSINESS RATES

Rateable value £10,250  
Rates payable £4,920

Interested parties are advised to confirm the rating liability with the Local Authority on; 01895 556699.

### VAT

To be confirmed

### 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.



### 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 Lakhnani** 0208 569 8500  
E-mail: [ankur@monarchcommercial.co.uk](mailto:ankur@monarchcommercial.co.uk)