



109 Coldharbour Lane, Hayes, UB3 3EG

SUMMARY

- Frontage onto Coldharbour Lane
- Basement parking available
- Good transport links
- Affluent commuter town
- Approximate total area available 1,031sqft
- A1 & A2 unit available
- Situated on a busy road, Hayes

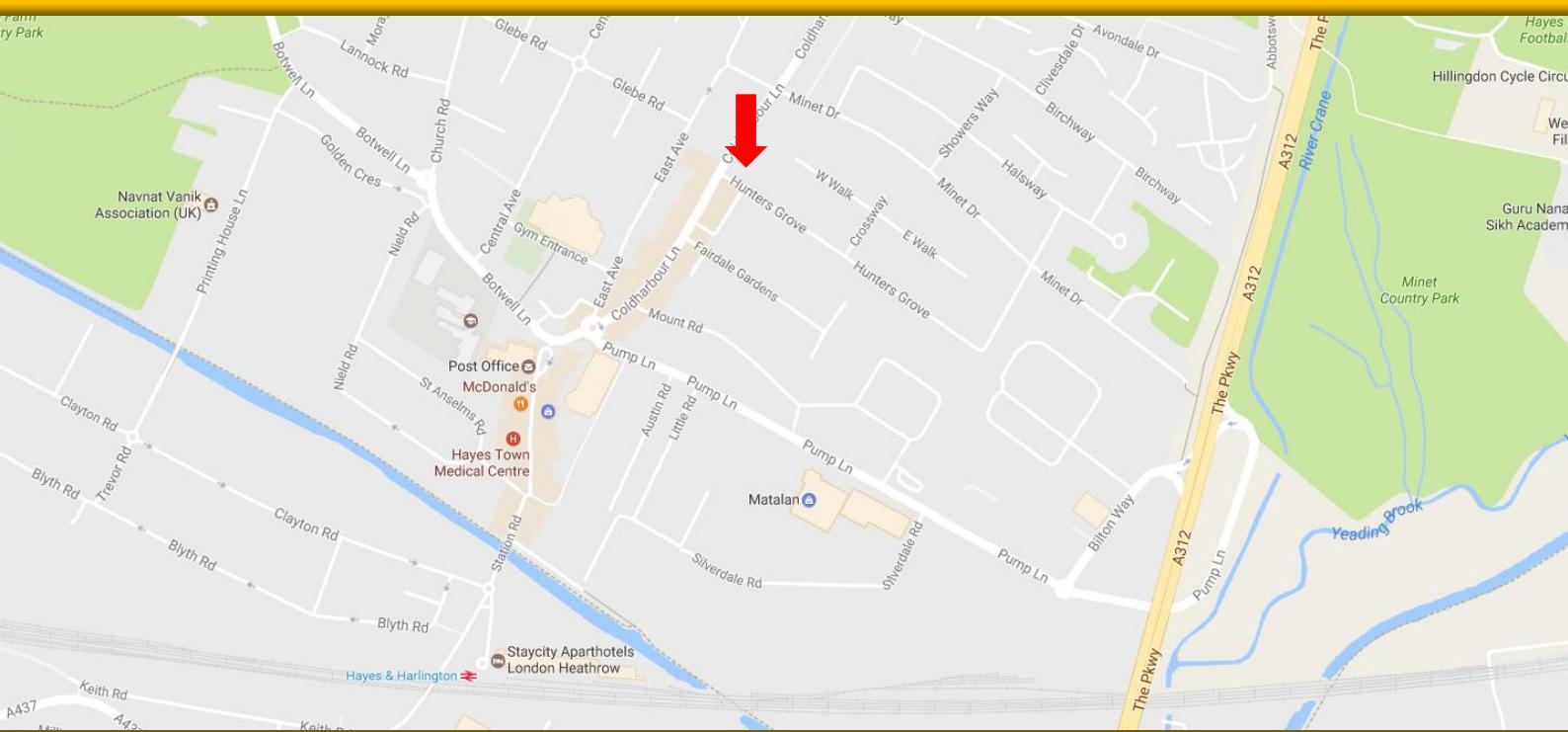
DESCRIPTION

The property was formerly a public house building known as King's Arms and is now under re-development to provide retail units.

The premises is offered in a shell and core condition. The property benefits from a good frontage onto Coldharbour Lane and the unit offers a total area of 1.031 sqft approx.

The unit is situated on a busy road in Hayes and is based on the ground floor.





LOCATION

Hayes is a town in west London, situated within the London Borough of Hillingdon.

The property is prominently located on a busy part of Cold harbour Lane within Hayes Town Centre, which provides an abundance of local shopping facilities. The premises are 10 minutes' walk from the Hayes and Harlington Underground Railway Station. Uxbridge is within 5 miles north and London M4/Heathrow/ are 3 and 4 miles south.

TENURE

OIRO £25,000

BUSINESS RATES

Rateable value to be assessed

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

To be confirmed.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



VIEWING AND FURTHER INFORMATION

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

Harry Sohal - 0208 569 8500
E-mail: Harry@monarchcommercial.co.uk

Raj Sandhu - 0208 569 8500
E-mail: Raj@monarchcommercial.co.uk

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