



**804-806 UXBRIDGE ROAD, HAYES, UB4 0RS**

**SUMMARY**

- Double fronted shop
- Commercial retail unit
- Vacant possession
- Prime location
- Great transport links
- Approximately 2,052sqft total retail area

**DESCRIPTION**

The property was previously occupied by Ladbrokes and will be vacant possession upon completion.

The property forms part of a busy parade of shops on one of the principal town centre shopping streets.

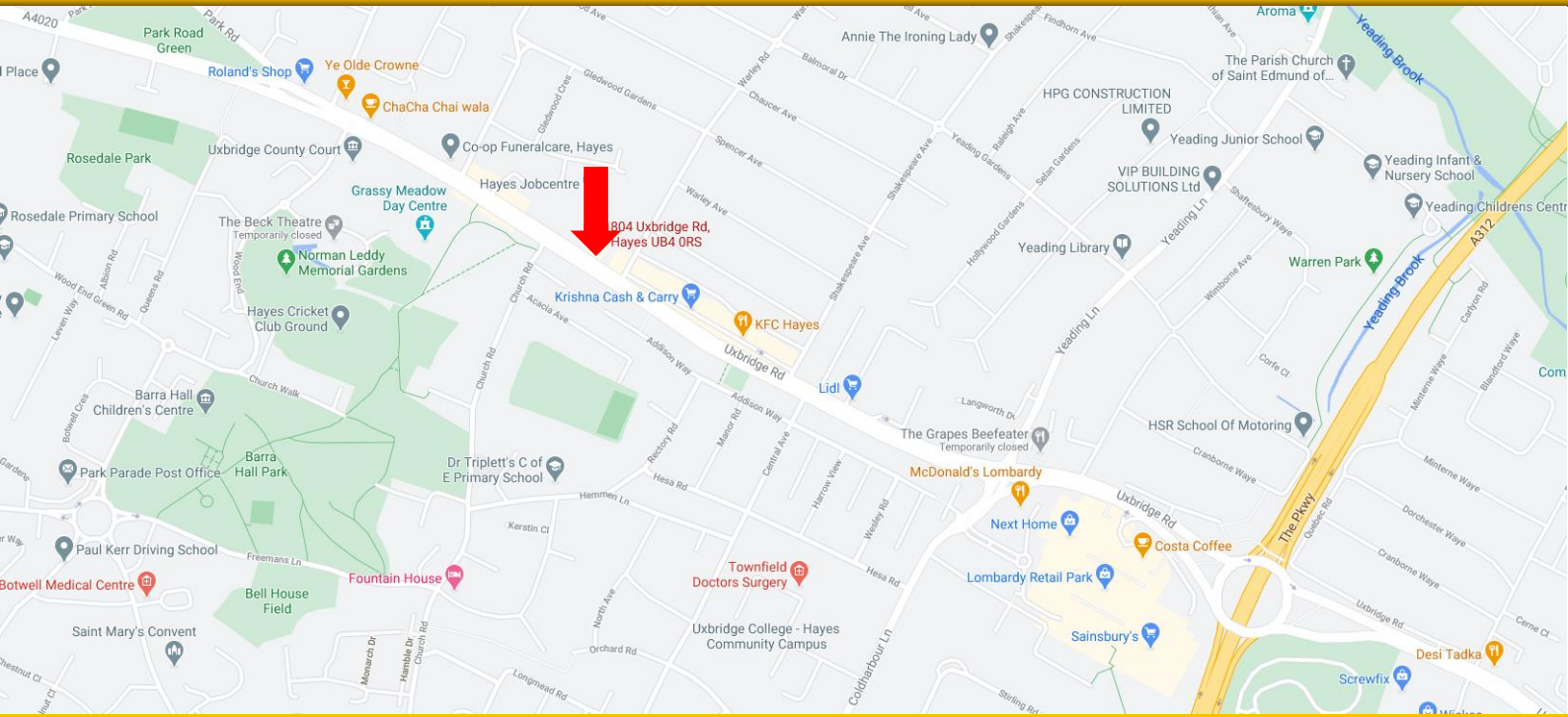
**ACCOMODATION**

Floor	Description	Area (Sqm)	Area (Sqft)
Ground	Retail area A	41.8	449.8
Ground	Retail area B	88	946.9
Ground	Remaining retail zone	60.9	655.3
Total		190.7	2,052

**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 Uxbridge Road close to Warley Road and Coleridge Way, which provides an abundance of local shopping facilities.

Other occupiers close by include Santander, Iceland Foods, KFC, Paddy Power and Nationwide amongst others. There is also a selection of local independent retailers, café and restaurants.



**TENURE**

Rental £36,000 per annum

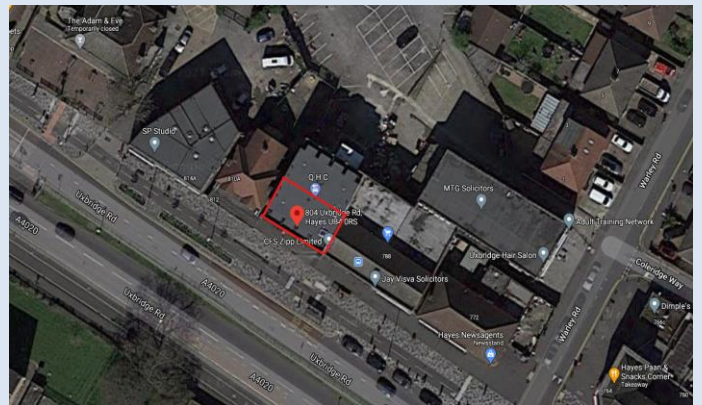
**BUSINESS RATES**

Interested parties are advised to confirm the rating liability with the Local Authority on 0189 525 0111

**VAT**

To be confirmed

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**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](mailto:Harry@monarchcommercial.co.uk)

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