



UXBRIDGE

**1-3 BAKERS ROAD
UB8 1RG**

A1/A2/A3/D1/D2 (STPP)

LOCATION

The units sit across the ground floor of a newly developed mixed use development accommodating 37 residential flats. It is situated in close proximity to Uxbridge Underground Station, the High Street, Travelodge and Coca Cola's GB and European HQ.

Part of the unit is now let to More Yoga, and as such the remaining space is available to let.

ACCOMMODATION

The property is arranged over Ground Floor only, comprising the following approximate Gross Internal Areas:

Unit 1		Let to More Yoga
Unit 2		Under Offer
Unit 3	775 sq ft	72 sq m

TERMS

A new effective FRI lease for a term to be agreed.

RENTAL

£25,000 per annum exclusive.

SERVICE CHARGE

The annual service charge for the current year is being assessed.

BUSINESS RATES

Rateable Value 2019	To be re-assessed
Rates Payable 2019/2020	To be re-assessed

Interested parties are advised to seek confirmation of these figures from the local Valuation Office.

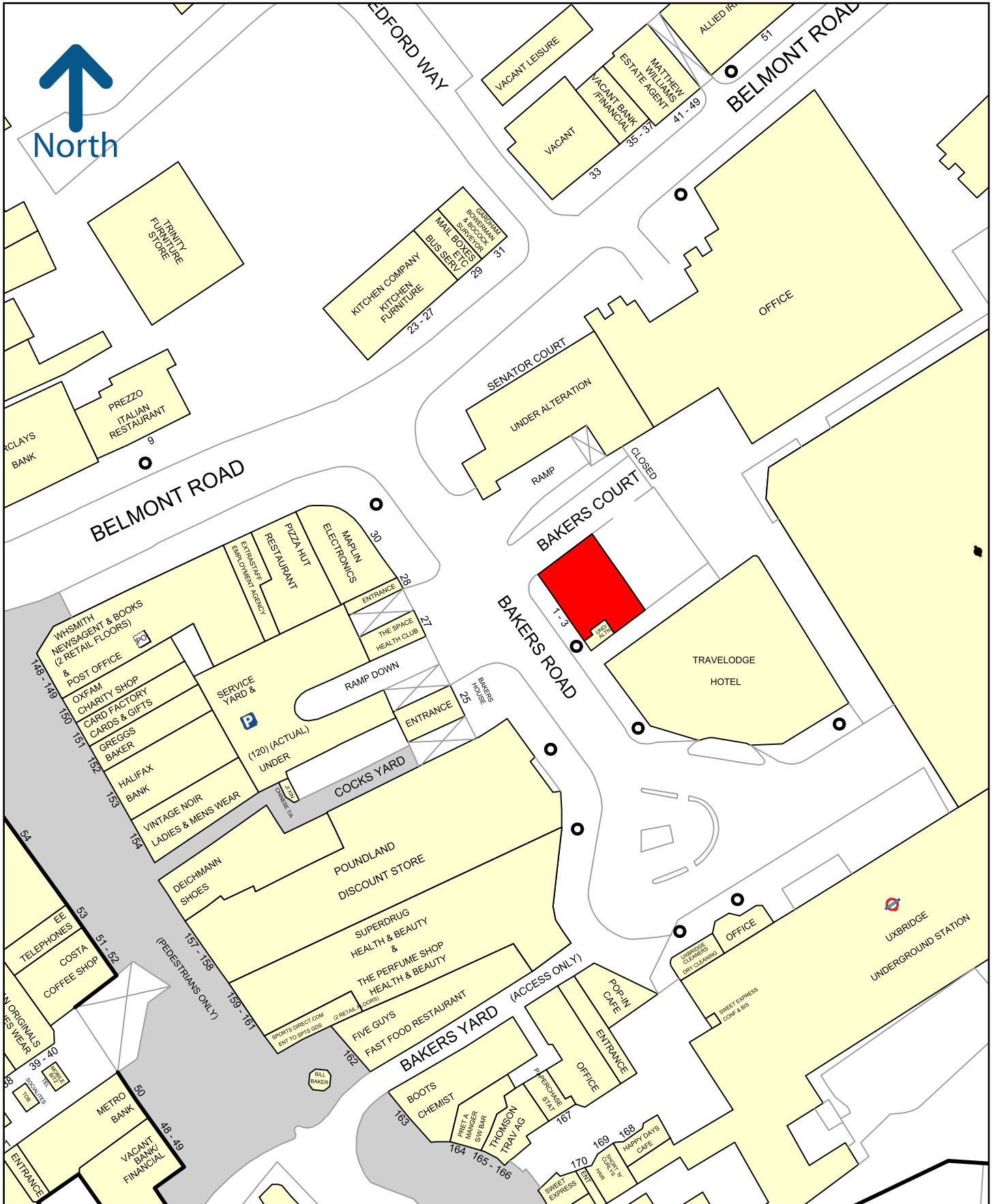
EPC

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

Will Stone
020 7287 2155
will@as-retail.co.uk

Claudio Palmiero
020 7287 2155
claudio@as-retail.co.uk



50 metres

Experian Goad Plan Created: 16/05/2018
Created By: AS Retail Property Services Limited

