



UXBRIDGE

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

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

LOCATION

The newly constructed subject unit is part of a redevelopment, that accommodates 37 residential flats. It is situated in close proximity to Uxbridge Underground Station, High Street and adjacent to Travelodge. Coca Cola's offices are close by as is the town's bus terminus.

Part of the unit is now under offer to a Yoga Studio, and as such the remaining space is now available to let.

ACCOMMODATION

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

Ground Floor	549 sq ft	51 sq m
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Floor plan available upon request.

TERMS

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

RENTAL

Upon Application.

SERVICE CHARGE

An annual service charge for the current year will be re-assessed.

BUSINESS RATES

Rateable Value 2018 To be re-assessed

Rates Payable 2018/2019 To be re-assessed

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

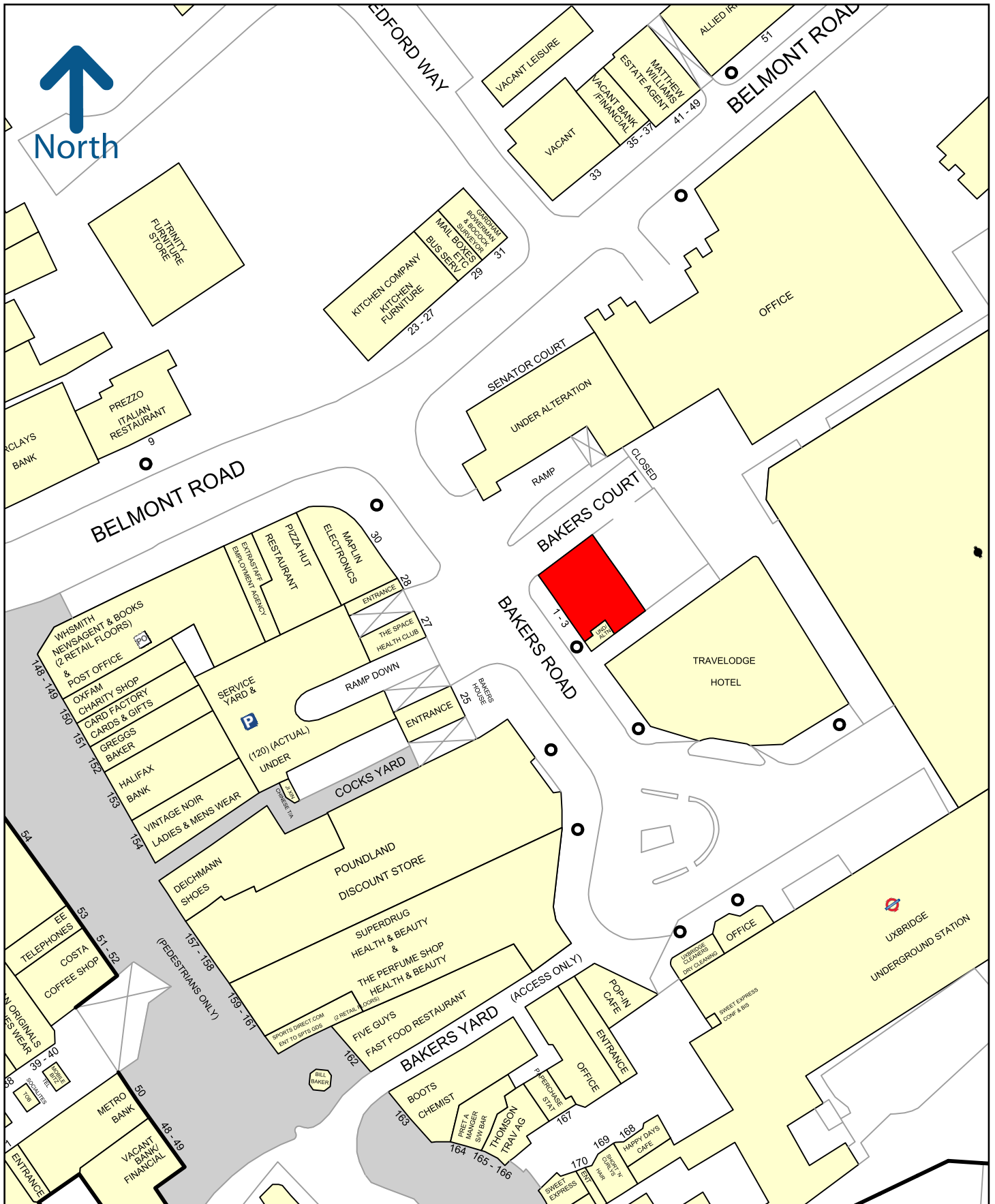
EPC

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

FURTHER INFORMATION

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50 metres

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

