



## 3 Horton Parade Horton Road West Drayton UB7 8EP

Price £200,000

- Retail unit • Town centre location • Freehold with vacant possession

**LOCATION:** Situated in West Drayton town centre just off High Street and a few minutes walk from the mainline railway station with Elizabeth Line service to central London. London Heathrow Airport and the motorway network are within short motoring distance.

**DESCRIPTION:** A single storey retail unit with a total area of approximately 585 sq ft (54 sq m). Rear yard (no vehicular access to). Metered parking directly outside on Horton Road.

**PRICE:** For sale freehold with vacant possession at an asking price of £200,000.

**BUSINESS RATES:** The rateable value for the unit from April 2023 is £7,400. To confirm the business rates payable, please check with the local authority (London Borough of Hillingdon).

**EPC RATING:** B (34).

**VIEWING:** Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.