



114 High Street Yiewsley West Drayton UB7 7BB

£22,500 Per Annum

- Large retail unit • Central location • Available on a new lease

LOCATION: Situated in the centre of High Street, Yiewsley, by the junction with Fairfield Road. Nearby retailers include Iceland, Wenzels, KFC, Specsavers, Subway and Aldi.

DESCRIPTION: A retail unit of approximately 1,036 sq ft (96 sq m) plus toilets.

TERM: Available on a new full repairing and insuring lease for a term by arrangement.

RENT: £22,500 per annum exclusive.

BUSINESS RATES: The rateable value for the unit from April 2023 is £17,250. To confirm the business rates payable, please check with the local authority (London Borough of Hillingdon).

EPC RATING: B (26).

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.