



## 1 School Parade

High Street, Uxbridge, UB9 6BT

### Ground Floor Lock Up Shop To Let

**1,078 sq ft**

(100.15 sq m)

- Prominent position
- Rickmansworth Town Centre and Station (3 miles) w key point...
- Rear access via service road
- M40 and the M25 motorways within close proximity

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## Summary

Available Size	1,078 sq ft
Rent	£27,000 per annum
Rates Payable	£5,869.50 per annum
Rateable Value	£10,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

The unit comprises a ground floor lock-up shop with a rear garage situated on Harefield High Street featuring a glazed shopfront and manual roller shutters.

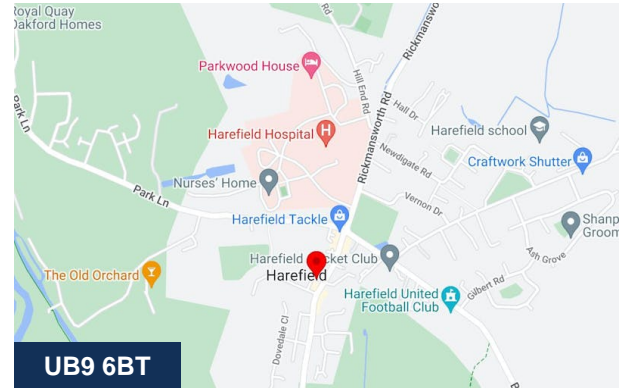
## Location

The unit is located on Harefield High Street, rear access is via a service road off Merle Avenue. Positioned prominently, the unit will benefit from the foot traffic on the High Street, as well as its proximity to various amenities such as pubs, restaurants, convenience stores, and cafes. The property is approximately 3 miles to the south of Rickmansworth town center with its metropolitan line underground station and is easily accessible to both the M40 and the M25 motorways.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	857	79.62	Available
Ancillary	221	20.53	Available
<b>Total</b>	<b>1,078</b>	<b>100.15</b>	



## Viewing & Further Information



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