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## GREENFORD ROAD GREENFORD, UB6 0HL



**SPACIOUS & WELL PRESENTED DOUBLE LOCK UP SHOP PREMISES  
2,300 sq.ft ( 213 sq.m.) approx.**

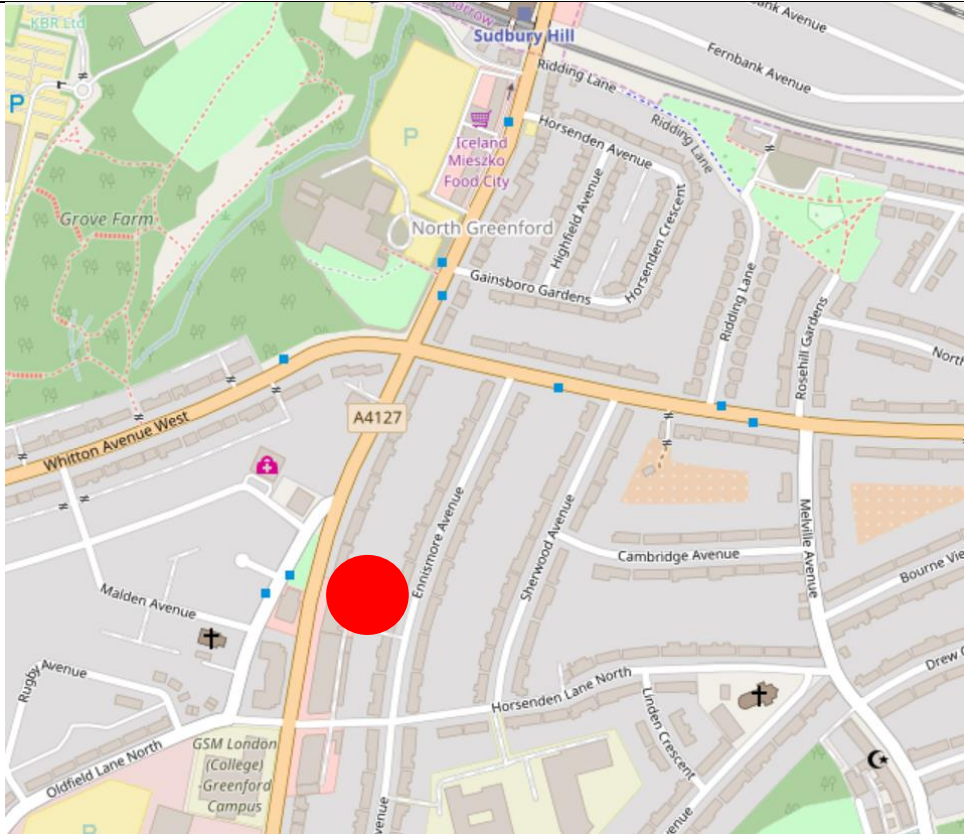
**TO LET- £52,000 p.a.**

Located in a busy main road trading position the property is a few hundred yards from the 92 bus route and is just over a ¼ mile from Sudbury Hill Piccadilly line Zone 4 station. Greenford Central Line station is within ¾ mile. The subject parade serves a large residential catchment and includes a Dulux Decorating Centre, William Hill bookmakers and Dominos Pizza.

**\* MAIN ROAD TRADING POSITION \***

**\* NEW FULL REPAIRING & INSURING LEASE TO BE GRANTED- 16 YEARS- 4 YEARLY RENT REVIEWS \***

**\* NO PREMIUM \***



The accommodation comprises (with approximate dimensions):

**GROUND FLOOR**

<p><b>Left hand unit</b> – 1328 Greenford Road                  This section features open plan retail space with partitioned rear office, store areas and wc facility                  Inter-communicating with:</p>	<p>1,110 sq.ft</p>	<p>102.0 sq.m</p>
<p><b>Right hand unit</b>- 1326 Greenford Road                  This section features large, open plan, retail space</p>	<p>1,190 sq.ft</p>	<p>110.5 sq.m</p>



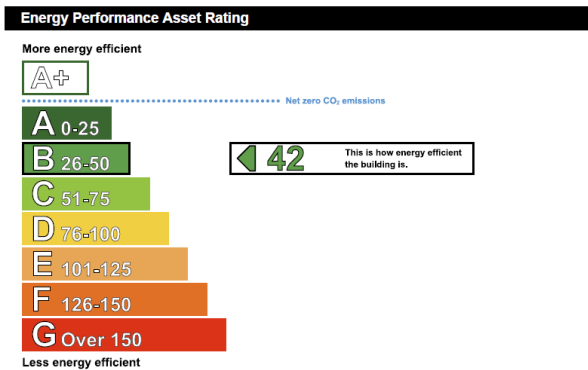


**BUSINESS RATES**

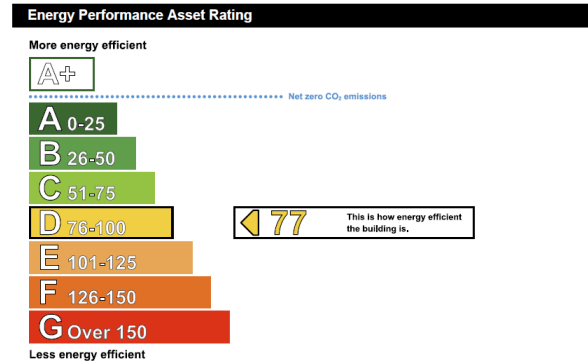
Shop & premises  
Rateable value - £22,500  
Small business rates multiplier- 46.6 pence in the £  
Approx. rates payable- £10,485 p.a.

**EPC**

**Left hand unit**



**Right hand unit**



**VIEWING** by appointment via **Phillips & Co: 020 8864 5678**