



HILLINGDON
LONDON

4 & 8 Gloucester Parade, Hayes.

- Ground floor takeaway shop with residential property arranged across the floors above
- Rent Offers invited in the excess of £18,500 per annum.



4 & 8 Gloucester Parade, Hayes, UB3 1PR

- Ground floor takeaway floor lock-up shop with residential property arranged across the floor above
- Nearby parking available
- Within a residential area with good transportation links to Heathrow, Uxbridge and West Drayton Station
- Easy access to M4
- Nearby amenities including

Approximate shop net internal floor area: 63.27 m² (681 sq. ft) *

Terms proposed:

Rent: Offers invited in the excess of £18,500 pa, (based on the permitted use below)

Term: 6-year lease (to be contracted out of the Landlord and Tenant Act 1954), with a rent review at the end of the 3rd year and a mutual landlord and tenant break option to break at the end of the 3rd year. The tenant will be responsible to repair the interior and exterior of the shop. The rear garage is to be taken on Full Repairing and Insuring basis.

Possible permitted uses.

The property is not available to be let as: Newsagent or off licence, Dry Cleaners/laundrette. Any agreed change of use will require Landlord formal consent and other any local authority consent where applicable (Planning and Building Control etc.).

A coffee shop, takeaway, sandwich bar, internet cafe, domestic hire shop use would be considered and any other uses which do not conflict with the existing shops on the parade as listed above.

Condition. The property is in fair condition and is to be let as seen.

REPAIRS	The lease is to be granted on a full repairing and insuring basis.
LEASE TYPE	The lease is to be contracted out of the 1954 Landlord and Tenant Act.
OUTGOINGS	The tenant will pay all outgoings connected with the shop, including business rates, building insurance and all utility charges.
INSURANCE	The tenant will reimburse the Council the cost of building insurance for this shop under the Council's block policy.
ALIENATION	Assignment of the whole of the premises is prohibited without landlord's prior formal consent.

**RATEABLE
VALUE**

The rating valuable is £5,500. The business rates payable are £1,834.68 (2024/2025). Uniform Business Rates Multiplier is (UBR) 0.49.9p.

REFERENCES

Subject to satisfactory references.

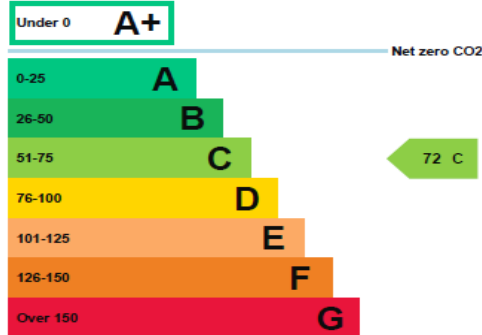
**RENTAL
DEPOSIT**

The tenant may be requested to provide a deposit equivalent to six month's rent.

**EPC Rating
E (103)**

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

All enquiries to:
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The particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

*All floor areas and business rates figures provided are approximates and not be relied upon for the purpose of this lease transaction

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