



42 High Street

Harefield, Uxbridge, UB9 6BU

Ground Floor Lock Up Shop To Let

508 sq ft

(47.19 sq m)

- Use Class E
- Prominent position
- Rickmansworth Town Centre and Station (3 miles)
- Rear access via service road
- M40 and the M25 motorways within close proximity

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Summary

Available Size	508 sq ft
Rent	£14,500.00 per annum
Rates Payable	£4,096 per annum
Rateable Value	£8,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

The unit comprises a small ground floor lock-up shop situated on Harefield High Street featuring a glazed shopfront and manual roller shutters. The unit requires some fundamental works prior to occupation.

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	508	47.19	Available
Total	508	47.19	



Viewing & Further Information



Lily O'Donnell

020 8429 9009 | 07522 700508

lily@davidcharles.co.uk

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