

# To let

**165 Uxbridge High Street, UB8**  
963 sq ft of commercial space available.  
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Places for London



# To let

**Food & Beverage Unit  
Uxbridge Station  
UB8 1JZ**

Places for London

A fantastic F&B or Retail opportunity immediately outside Uxbridge Station. The unit is situated in an extremely prominent position with frontage onto the high street and within the station.

Uxbridge is located in the London Borough of Hillingdon in West London. The underground station is located within Travel Card Zone 6 of the Transport for London Network and is served by the Piccadilly and Metropolitan Lines.

## Zone 6

Uxbridge Underground Station.

## 5.4 million

Annual Station Footfall



**Description:**

The unit holds a prominent position with frontage onto the high street and within the station. It is currently in 'white box' condition with services capped off ready for an incoming tenant to undertake their fitout.

**Unit Size:**

Ground: 963 sqft (89.46 sqm).

**Services:**

Power (100 A TPN), Water & Drainage.

**Usage:**

Retail or Restaurant.

**Lease:**

5 year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Annual RPI +1% for the rent review applicable.

**Rent:**

The rent payable to be a base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

**ALL ENQUIRIES:**

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