



# To let

Retail Unit  
Eastcote Station, London, HA5



Eastcote Station is located between Ruislip Manor and Rayners Lane on the Piccadilly and Metropolitan lines within Zone 5 of the Transport for London Network. Eastcote is a suburban residential area in the London Borough of Hillingdon in north-west London.

Eastcote is home to a range of retailers along Field End Road including Sainsburys, Aldi, TAG Café and Costa Coffee.

## Zone 5

Piccadilly & Metropolitan Lines.

## 2.2 million

Annual Station Footfall.



**Description:**

The subject unit is arranged over ground floor and benefits from a prominent glazed frontage onto Field End Road.

**Unit Size:**

Ground/Total                      57.6 sq m / 620 sq ft

**Services:**

Power, Water & Drainage.

**Usage:**

Retail.

**Lease:**

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

**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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