

443 Uxbridge Road, UB1 3ET

£ 11,500 Per Annum

## Highlight Features

- ✓ Cafe
- ✓ E Class Use
- ✓ Great Transport Links
- ✓ Near Hanwell Crossrail
- ✓ Premium / Goodwill: £43,000
- ✓ Renewable Lease

## Description

A well-maintained commercial unit to let (leasehold for sale), suitable for a variety of uses within E class order. The property consists of ground floor space, kitchen, WC and back garden. Currently being operated as cafe and takeaway with up to 40 covers.

### Location:

The premises is located directly opposite Ealing Hospital on Uxbridge Road, UB1. Located within a 10-minute walk from Hanwell mainline station, which is on Elizabeth Line (Crossrail), providing a fast access into Heathrow and Paddington. The local area benefits from good footfall coming from the hospital as well as surrounding residential area.

### Accommodation:

Ground floor: 50 sq m / 538 sq ft

Back garden: 26 sq m / 280 sq Ft

### Premium / Goodwill:

Current owner is seeking a premium / goodwill of £43,000.

### Terms:

An assignment of a fully repairing and insuring lease (FRI) which was for 15 years, within Landlord and Tenant Act 1954 (renewable) from 12th October 2020 with five yearly rent reviews. Annual rent is £11,500.

### Usage:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their

own enquiries with Ealing Council.

**Business rates:**

We believe this property will qualify for 100% relief but applicants are advised to make their own enquiries with London Borough of Ealing Council.

**EPC:**

This property has an energy performance rating of: C

**Legal Costs:**

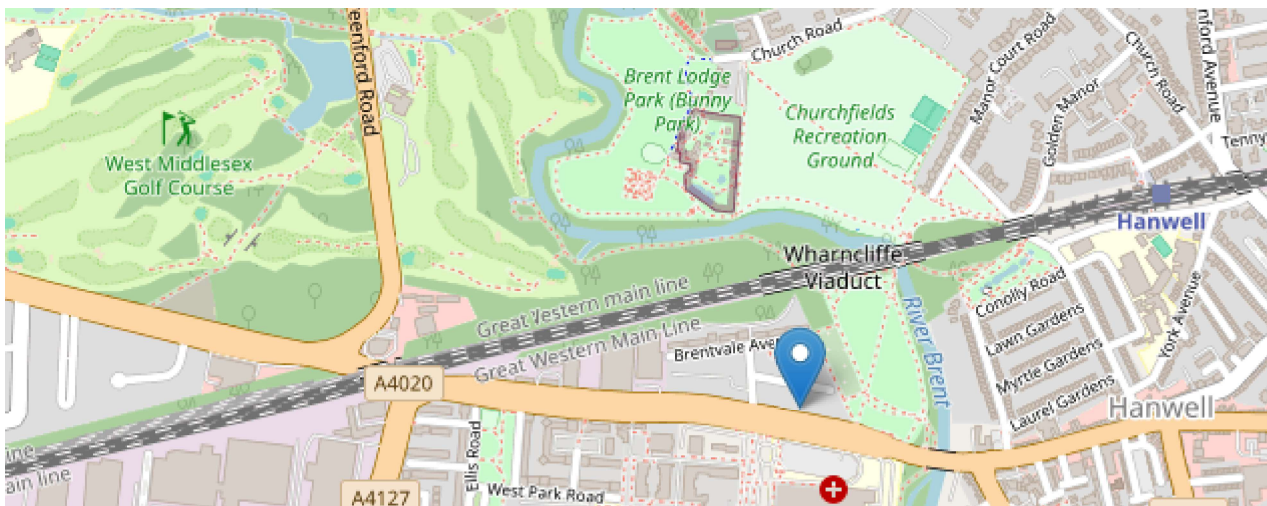
Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to bear landlord's legal costs.

**Viewings:**

Strictly by an appointment via sole agent Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)