



# 33-37 Belmont Road | Uxbridge | Middlesex | UB8 1QT | NEW BUILD UNIT TO LET

- ground floor
- 95.26 - 293.56 m<sup>2</sup> (1,025 - 3,160 ft<sup>2</sup>) approx.
- one unit remaining
- 'e' use class (restaurant/takeaway uses considered)
- rent: £35,000 per annum
- close to uxbridge station

## DESCRIPTION

New build large corner premises comprising a triple fronted commercial unit (which can be divided into 2 or 3 units) with a wide full height glazed frontage. Benefitting from excellent ceiling heights ranging from 2.8m to 3.3m, within a development of 33 luxury apartments. There is rear pedestrian access for deliveries and an area for air conditioning condensers and commercial bins.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office. Alternative uses will be considered, such as educational.

## LOCATION

Situated in a prominent position in the heart of Uxbridge town centre on Belmont Road, with a return frontage onto Redford Way.

Neighbouring occupiers include; Creams, The Kitchen Company, Carpet Centre, WH Smith, TK Max, Goody Waffle, Wendy's, Vision Express, Clarks, and Marks & Spencer's. The Pavilion and Chimes Shopping centres are located closeby offering a wide range of national and independent retailers, restaurants and cinema complexes.

Uxbridge Underground Station (Metropolitan and Piccadilly lines) is within walking distance, providing services to Aldgate, Baker Street and Cockfosters via central London. There are also buses serving the area located on Belmont Road.

## ACCOMMODATION

Ground floor, Unit1	100.46 m <sup>2</sup>	1,080 ft <sup>2</sup>	<b>UNDER OFFER</b>
Ground floor, Unit2	98.01 m <sup>2</sup>	1,055 ft <sup>2</sup>	<b>UNDER OFFER</b>
Ground floor, Unit3	95.26 m <sup>2</sup>	1,025 ft <sup>2</sup>	<b>AVAILABLE</b>

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## BUSINESS RATES

The rateable value will need to be assessed. Contact Hillingdon Council on 0300 1231384 to confirm what amount might be payable.

## VIEWING

By prior appointment by contacting the landlords sole letting agents: -

**Ashley Brudenell or James Stefanopoulos**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

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