To let

Information

Café at Station Entrance Uxbridge Station UB8 1JZ

A fitted cafe opportunity situated adjacent to the Bakers Road entrance of Uxbridge Underground Station. The café also benefits from an entrance via within the station.

CARÉ RESTAURANT

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

14

Uxbridge Underground Station.

5.4 million Annual Station Footfall



Description:

The unit is situated in a prominent position at the Bakers Road entrance to the Underground Station. The unit is in good condition and fitted out as a café.

Unit Size:

Ground: 1,229 sq ft (114.2 sqm).

Services:

Power, Water, Drainage & Gas.

Usage:

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 of £62,500 per annum 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:

Roshni Patel Roshni.N.Patel@cushwake.com Alice Hershman Alice.Hershman@cushwake.com





For professional tenancy advice: The Code of Leasing Business Premises in England & Wales recommends you seek professional ad vice before agreeing a business tenancy. Details available from: www.leasingbusinesspremises.co.uk. Misrepresentation Notice — All the information and descriptions (whether in the text, plans or photographs) are given in good faith but should not be re lied upon as being a statement of representation or fact. Any areas, measurements or distances referred to are approximate only.