



# To let

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.

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 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:**

Victoria Davies  
Victoria.Davies@eur.cushmanwake.com

Will Wheeler  
Will.Wheeler@cushmanwake.com

