



HILLINGDON

LONDON



SHOP TO LET

14 Sutton Court Road, Hillingdon, UB10 9HP

- Neighbourhood retail parade
- Floor area: 50.88 sq m / 532 sq ft (NIA)
- Rent: Offers invited in excess of £16,000 per annum

Location

The premises are located on Sutton Court Road, Hillingdon, and forms part of a parade of 16 shops.

The parade is located approximately 1.5 miles distance from Uxbridge and Hayes and 1.4 miles south of Ruislip. The parade is situated just off the busy Long Lane, which links to the A40 and the busy Uxbridge Road. The parade has recently had a street scene makeover creating a more pleasant shopping experience.

Neighbouring retailers include independent occupiers such as an off-licence, a hair and beauty salon, a Morrisons daily, a convenient store and newsagent, a cafe, a baker's, a fish and chip takeaway, a florists and a pharmacy.

Offers and applications are invited for retail use which **does not** conflict with our other trades currently in the parade.



Description

The premises comprise of a mid-terrace ground floor lock-up shop with an electric roller shutter door, rear storage area, parking space and separate WC. Delivery access is via the rear of the property through a service road.

Accommodation

Shop frontage	5.16 m	16.92 ft
Shop depth	7.74 m	25.4ft
Total area	49.50 sq m	532.70 sq ft

Lease terms

The premises are available to let on a new lease, subject to contract:

Term	A six-year term is available.
Guide rent	Offers invited in excess of £16,000 per annum.
Rent reviews	Three yearly upwards only rent reviews.
Use	Retail uses which do not conflict with other trades in the parade will be considered. Takeaway use and tanning booths, tanning salon and massage parlour and sports physiotherapy will not be permitted.

Repairs	The lease is to be granted on a full repairing and insuring basis.
Lease type	The lease is to be contracted out of the 1954 Landlord and Tenant Act.
Outgoings	The tenant will pay all outgoings connected with the shop, including business rates, building insurance and all utility charges.
Insurance	The tenant will reimburse the council the cost of building insurance for this shop under the council's Block Policy.
Alienation	Assignment of the whole of the premises is prohibited.
Business rates	Interested parties are advised to make their own enquiries.
References	Subject to satisfactory references and strong financial covenant.
Rental deposit	The tenant will provide a deposit equivalent to six months' rent.
Lease Premium	Two month's rent.
Guarantor	Guarantor/Surety will be required.
EPC rating	<p>Energy rating and score</p> <p>This property's energy rating is C.</p> <p>Under 0 A+</p> <p>0-25 A</p> <p>26-50 B</p> <p>51-75 C 55 C</p> <p>76-100 D</p> <p>101-125 E</p> <p>126-150 F</p> <p>Over 150 G</p> <p>Net zero CO2</p> <p>Properties get a rating from A+ (best) to G (worst) and a score.</p>
Fees	Tenant to pay council's reasonable legal and surveyor fees.

Closing Date: Friday, 30th of September 2024 by 5pm.

Enquiries

All enquiries (outlining your proposed use for the shop and previous business experience) to be made to:

Jacob Davis Senior Estates Surveyor

Email: jdavis@hillingdon.gov.uk

The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.