



HILLINGDON  
LONDON



## SHOP TO LET

**16 Sutton Court Road, Hillingdon, UB10 9HP**

- Neighbourhood retail parade
- Floor area: 50.76 sq m / 546 sq ft (GIA)
- Rent: Offers invited in excess of £10,000 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 Uxbridge Road.

Neighbouring retailers include independent occupiers such as an off-licence, hair and beauty salon, grocer, newsagent, RS McColls, a baker's, a takeaway 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 a new refurbished mid-terrace ground floor lock-up shop with an electric roller shutter door and LED strip lighting, a rear storage area and separate WC. Delivery access is via the rear of the property through a service road.

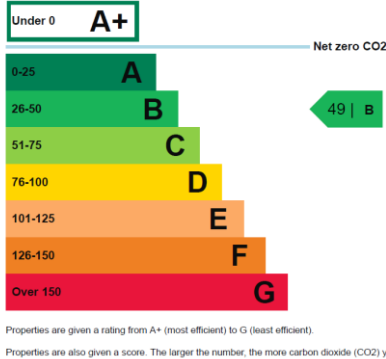
## Accommodation

<b>Shop frontage</b>	5.18 m	16.99 ft
<b>Shop depth</b>	7.85 m	25.75 ft
<b>Total area</b>	50.76 sq m	546.47 sq ft

## Lease terms

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

<b>Term</b>	A six-year term is available.
<b>Guide rent</b>	Offers invited in excess of £10,000 per annum.
<b>Rent reviews</b>	Three yearly upwards only rent reviews.
<b>Use</b>	Retail uses which <b>do not</b> conflict with other trades in the parade will be considered. Takeaway use and tanning booths, massage parlour and sports physiotherapy will <b>not</b> be permitted.
<b>Repairs</b>	The lease is to be granted on a full repairing and insuring basis.
<b>Lease type</b>	The lease is to be contracted out of the 1954 Landlord and Tenant Act.
<b>Outgoings</b>	The tenant will pay all outgoing connected with the shop, including business rates, building insurance and all utility charges.
<b>Insurance</b>	The tenant will reimburse the council the cost of building insurance for this shop under the council's Block Policy.

<b>Alienation</b>	Assignment of the whole of the premises is prohibited.
<b>Business rates</b>	Interested parties are advised to make their own enquiries.
<b>References</b>	Subject to satisfactory references and strong financial covenant.
<b>Rental deposit</b>	The tenant will provide a deposit equivalent to six months' rent.
<b>Guarantor</b>	Guarantor/Surety will be required.
<b>EPC rating</b>	<p>B</p>  <p>The chart shows a range of EPC ratings from A+ (Under 0) to G (Over 150). A score of 49 is indicated, corresponding to a rating of B. A 'Net zero CO2' line is shown at the top of the chart.</p> <p>Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.</p>
<b>Fees</b>	Tenant to pay council's reasonable legal and surveyor fees.

**Closing Date: Monday, 14<sup>th</sup> of February 2022 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@hillington.gov.uk](mailto:jdavis@hillington.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.