

The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



MODERN RETAIL/OFFICE UNIT

TO LET - 893 SQ FT

32 STATION PARADE, DENHAM, UXBRIDGE,
MIDDLESEX, UB9 5ET

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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road Beaconsfield HP9 1QL
Registered in England Reg. No. 3027213 VAT Registration No. 636 1078 47

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INTERNAL PHOTOGRAPHS



LOCATION

Situated within the well established and popular Denham Parade which offers a good range of mixed retail and Class E outlets together with unrestricted on-street car parking.

The unit is in extremely close proximity to Denham railway station which itself has direct services to London Marylebone and High Wycombe with further limited services to Princes Risborough, Aylesbury and Banbury. Connecting services link to Birmingham, Snow Hill, Stratford-upon-Avon and Kidderminster.

As such the property is situated on the eastern side of the North Circular Road, Denham with ready access to Junction 1 of the M40 together with its interchange to the M25 a short distance away to the south.

DESCRIPTION

The property comprises a ground floor lock-up shop together with a lock-up single storey garage if required.

The accommodation comprises attractive former solicitors office which includes an exceptionally well presented reception area and office together with ancillary space to include a well fitted kitchen facility and self-contained male and female WC compartments.

Additional space to the rear of the property provides further meeting rooms and storage accommodation.

Overall the unit benefits from electric central heating by way of Dimplex radiator units together with perimeter trunking, fire alarm and intruder alarm in the usual way.

ACCOMMODATION

The unit as a whole provides a net internal area of 83 sq m (893 sq ft) which includes a good sized reception and working office of 55.46 sq m (382 sq ft).

TERMS

The accommodation is available on a conventional full repairing and insuring leasehold basis for a term of years to be agreed between the parties and at a rental to be agreed by negotiation with a guide price circa £25,000 per annum exclusive.

RATES

Rateable Value: £14,750.

Rates due to local authority payable by tenant.

EPC

To be assessed.

VAT

The property is not registered for VAT purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the grant and execution of the proposed fresh lease.

VIEWING

Strictly by prior appointment via joint agents:-



01494 680909



01895 672611

SUBJECT TO CONTRACT

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.