

**Unit 18 The Willows  
Jolly's Lane  
Yeading  
UB4 9NS**

**623 Square Feet (57.8 Square Metres)**



**RETAIL UNIT  
TO LET**

**020 8423 2130**



## LOCATION

The Willows is a local parade comprising numerous retail units adjacent to a Tesco "Extra". Other units are occupied by the Post Office, hairdressers, bicycle shop and takeaway restaurants. The parade benefits from ample on-site parking and close proximity to a Tesco petrol station.

## DESCRIPTION

18, The Willows, forms part of a parade of eight ground floor lock-up retail units under a glazed canopy. The interior is largely open plan along with accessible toilet. There is a storage area and kitchenette to the rear. The unit has the benefit of comfort cooling.

## SIZE

Internal Depth	12.12 m
Width	5.39 m
Net Frontage	4.07 m
<b>Total Area</b>	<b>57.08 Sqm (623 Sq Ft)</b>

## RATEABLE VALUE

Please contact the Local Authority (Hillingdon 01895 250230) to confirm Business Rates payable and any eligible business rate relief.

## TERMS

Quoting rent is £19,500 pax

## EPC

An Energy Performance Certificate (EPC) is available upon request for this property.

## VIEWING STRICTLY BY APPOINTMENT VIA:

**Brian Murphy**

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