

**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 open plan to the front along with a small commercial kitchen. To the rear of the unit there is a storage space, kitchenette and accessible toilet. The unit has the benefit of comfort cooling.

SIZE

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

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 £22,000 pax

EPC

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

VIEWING STRICTLY BY APPOINTMENT VIA:

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