

FOR SALE/TO LET

**GROUND FLOOR COMMERCIAL UNIT NEAR HAYES TOWN CENTRE
SUITABLE FOR GYMNASIUM, FLEXIBLE WORK SPACE, COFFEE SHOP**

**ROSE
WILLIAMS**
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COMMERCIAL PROPERTY CONSULTANTS

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REVISED PRICE AS OF NOVEMBER 2022



30 – 32 Blyth Road
Hayes, UB3 1BY

3,046 Sq. Ft.
(283 Sq. m.)

LOCATION

The site is located within walking distance of Hayes town centre, which itself is within London Borough of Hillingdon.

Hayes and Harlington Station is located approximately 0.2 miles east of the site and provides regular access to London Paddington (20 minutes) and Reading (40 minutes).

The nearest train station is a short walk away with Elizabeth line (Crossrail) - services scheduled to begin in 2021.

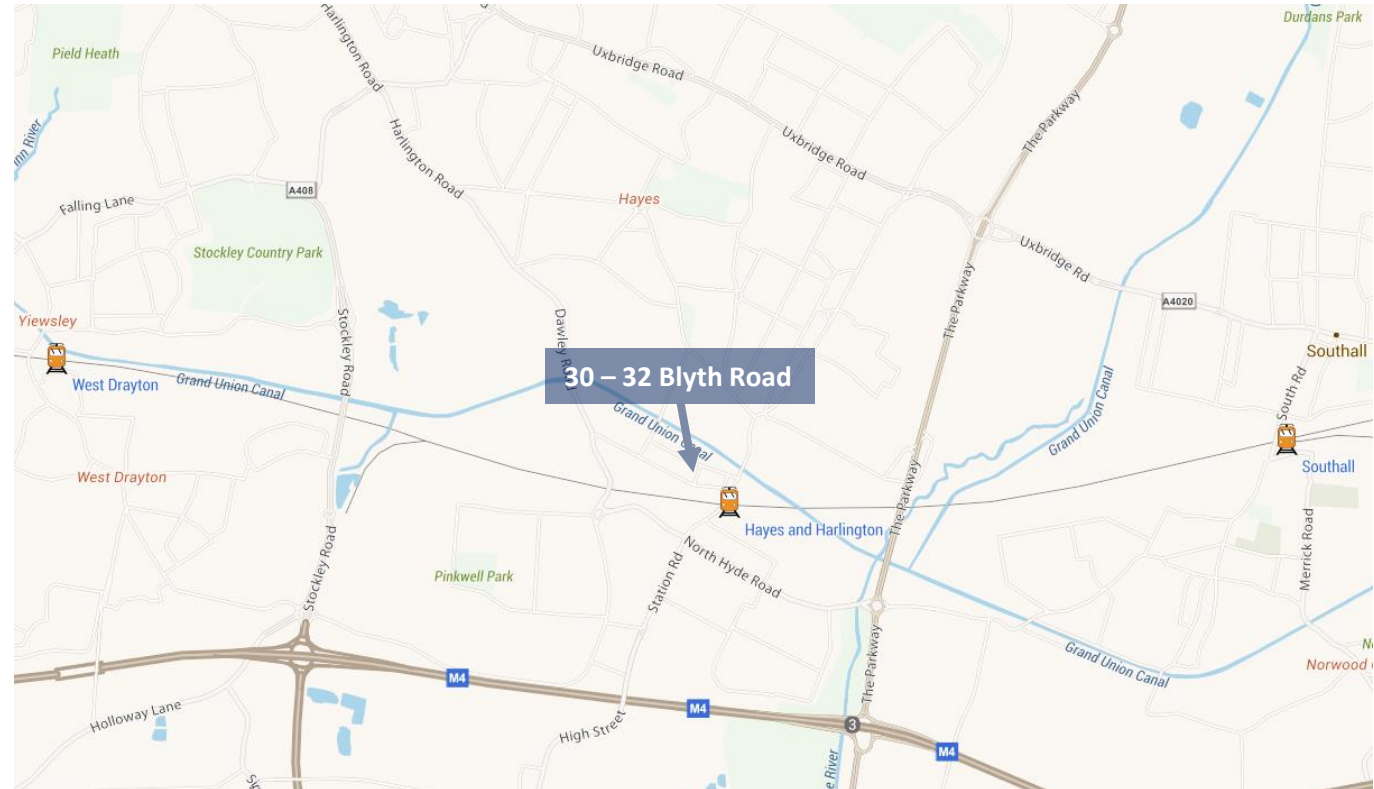
Bus stops are located along Station Approach, providing access to a number of local and regional destinations.



M4 - Heathrow (Junction 4)	2.0 miles
Heathrow Airport	3.0 miles
M25 - Heathrow (Junction 15)	4.0 miles



Hayes and Harlington (British Rail)	0.2 miles
Southall (British Rail)	2.3 miles
West Drayton (British Rail)	2.7 miles



THE PROPERTY

The commercial unit forms part of a new development at Blyth Road, Hayes by Bellway Homes which provides 118 residential units, vehicle access, associated car and cycle parking, communal amenity space, child play space and associated landscaping plus planting.

The property is situated on the ground floor and will be presented in shell and core condition ready to receive the occupier's fit-out.

The subject commercial ground floor unit provides level access.

There are 2 on-site car parking spaces allocated to the premises.

ACCOMODATION

The approximate available floor area on a gross internal basis is as follows: -

30-32 Blyth Road, Hayes	Size (Sq. Ft.)	Size (Sq. M.)
Ground Floor	3,046	283



- SPECIFICATION**
- Good Natural Light
 - Short walk to Hayes & Harlington train station
 - Heathrow Airport – 3 miles away

TERMS / COSTS

Terms

For sale: 999-year lease at a peppercorn – **Guide Price: £695,000.**

To Let: New lease – **Guide Rent: £50,000 pax.**

Business Rates

To be assessed.

Service Charge

A service charge of £1,632.28 is payable for the upkeep and maintenance of the common parts. Details available from the agents.

VAT

The property is registered for VAT, which applies in addition.

EPC

Details available from the agents.

Use

A1 – A5, B1 *

* Please note that according to the new Use Classes Order provisions, from 1 September 2020 Classes A 1/2/3, B1 are effectively replaced with the new Class E (a, b, c) and A4/5 uses become defined as 'Sui Generis'.

For further information please check the following link: -

https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Legal Costs

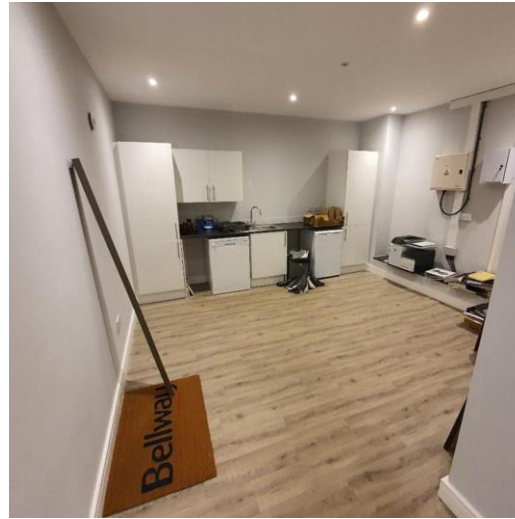
Each party to bear their own legal costs.

Parking

Two car parking space are to be allocated with the property.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





**Contact joint agents Vokins or Rose Williams
for further information or viewings**

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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