



85 FIELD END ROAD EASTCOTE

HA5 1QG

bf
brasierfreeth.com

Shop - To Let

85 FIELD END ROAD EASTCOTE

HA5 1QG

Retail Opportunity
TO LET

KEY DETAILS

- New lease available
- Established parade
- Variety of different traders nearby
- Ample on street parking
- Close to Eastcote underground station

LOCATION

Situated on Field End Road near to the library and located in an established block with a good variety of local independent traders nearby.

DESCRIPTION

The property comprises a ground floor lock up shop.

ACCOMMODATION

The premises comprise the following approximate floor area:

Floor	Size Sq.m	Size Sq.ft
Ground floor	79.52	856



**85 FIELD END ROAD
EASTCOTE**
HA5 1QG

TERMS

A new lease is available for a term to be agreed subject to 5 yearly upwards only rent reviews.

RENT

£30,000 per annum exclusive.

EPC

Further details available upon request. B 40.

SERVICE CHARGE

There is a service charge payable presently £1,620 per annum for the current service charge year.

BUSINESS RATES

The premises are to be reassessed following the subdivision of the adjoining unit.

For rates payable please refer to the Local Charging Authority, London Borough of Hillingdon - 0300 123 1384.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

Ivan Everitt

07860 719276

ivan.everitt@brasierfreeth.com

Ben Ross

07729 075734

ben.ross@brasierfreeth.com

Or Joint Agent

Toby Woodward, 01923 845221

toby.woodward@vdbm.co.uk

[brasierfreeth.com](https://www.brasierfreeth.com) ■

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.