

## 2 High Street, West Drayton, Yiewsley, UB7 7DH

### On the instruction of Barclays bank

#### Summary

- Property located next to the entrance of West Drayton train station

#### Location

The property is located at the junction of the High Street and Station Approach and occupies a prominent corner position at the entrance to West Drayton train station.

#### Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m
Ground Floor	1,854	172.24
First Floor Office	1,347	125.14
Basement	762	70.79
<b>Total</b>	<b>3,963</b>	<b>368.17</b>

#### Rent

£36,500.00 per annum

*exclusive of rates, service charge and VAT (if applicable).*

#### EPC

This property has been graded as C (69).

#### Tenure

Held by way of a Full Repairing and Insuring lease until 26/11/2027. The lease benefits from a tenant only break on 16/11/2022.

#### Legal Cost

Each party to bear their own associated legal costs.

#### Rates

Zero rates payable until April 2021 as a Government tax break following Covid 19 Pandemic. Prior to that:

Rateable Value - £42,500

Rates Payable - £21,760 per annum

#### Availability

Available by way of an assignment or potentially a new lease.



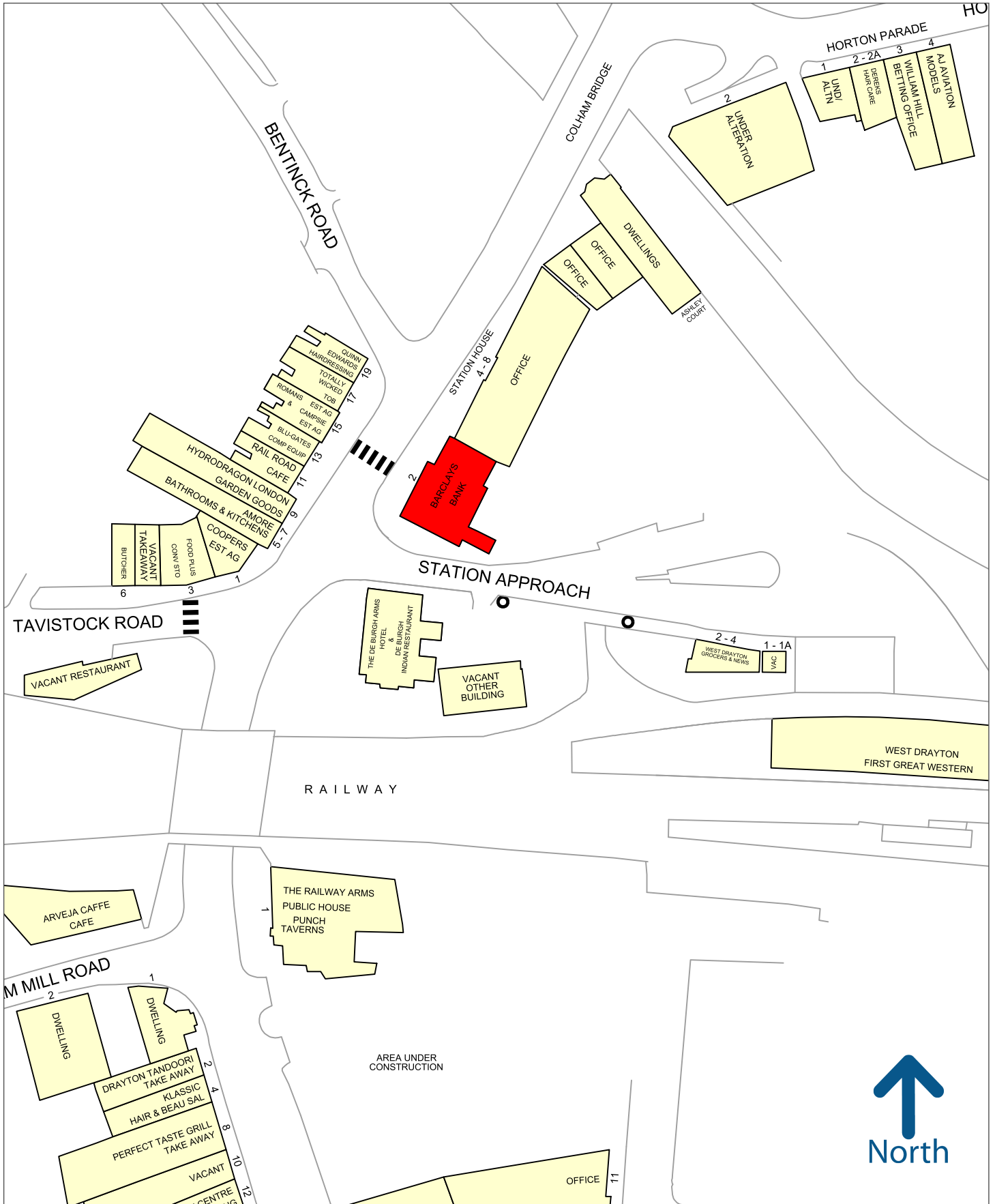
#### Viewing & Further Information

Viewing is strictly by appointment with:

**Richard Yendle**

t: 0207 087 5218

e: richard.yendle@eu.jll.com



50 metres

Experian Goad Plan Created: 07/01/2021  
Created By: Jones Lang LaSalle Ltd

