

# Double Retail Unit to Let

## PROMINENT DOUBLE RETAIL UNIT WITH A1 CONSENT

**2/4 NORTHWOOD ROAD  
HAREFIELD  
UXBRIDGE  
UB9 6PW**

### Location

Situated on the edge Harefield Town centre in a prominent position on the corner of Northwood Road and Breakspear Road North.

### Description

Ground floor retail units providing approx. 800 sq.ft (Net Internal Area). The property benefits from return frontage onto Breakspear Road North.

A small year area to the rear will be made available. There is no on-site car parking.

Please note that the residential upper parts are not included.

### EPC

An Energy Performance Certificate is attached.

### Availability

The property is available to let immediately, either as a whole or as 2 x individual units.

### Terms

A new lease direct from the landlord on effective full repairing and insuring lease terms to be agreed.

### Rent

£20,000 per annum.

The above rent is exclusive of business rates, insurance and utilities.



### Use

Class A1 or A2 retail only.

The landlord will **not** permit Class A3 or A5 uses.

### Rates

We are advised by Hillingdon Council that the 2017 Rateable Value Listing for the property is currently £6,500.

Interested parties are advised to seek independent advice on the rates payable.

### Legal Costs

Each party to bear their own professional costs.

### Viewing

For further information or an appointment to view please contact:

Stuart Rider  
Jaggard Baker  
Tel: 01494 689617  
Email: [stuart.rider@jaggardbaker.co.uk](mailto:stuart.rider@jaggardbaker.co.uk)

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### VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.

## Energy Performance Certificate



Non-Domestic Building

**Fleur**  
 2-4 Northwood Road  
 Harefield  
 UXBRIDGE  
 UB9 6PW

**Certificate Reference Number:**  
 0380-0330-4099-7500-9096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

◀ **44** This is how energy efficient the building is.

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical information

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation  
**Total useful floor area (m<sup>2</sup>):** 89  
**Building complexity (NOS level):** 3  
**Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):** 75.96

### Benchmarks

**Buildings similar to this one could have ratings as follows:**  
**36** If newly built  
**50** If typical of the existing stock