

## To Let – Potential Café opportunity



## **Rural Activities Garden Centre, West Drayton Road Park, Hillingdon, UB8 3JZ**

- Hillingdon Manor School is located 0.2 mile
- Sunflower House Nursery
- Easy access to M40 & A40
- 5 parking bays (this includes 2 disabled bays)
- Side classroom – subject to availability to be used for private functions only.

### **Proposed terms Subject To Contract to the Council Formal Approval Process:**

Rent: Offers Invited.

Contractual Term: 5-year lease subject to upwards only rent review at the third anniversary of the term (outside of the secure of tenure provisions of the Landlord and Tenant Act 1954 Part 2) and subject to a mutual landlord and tenant break option at the second year of the contractual term providing 6 months prior written consent by either party.

### **Possible permitted uses**

The council is seeking a single business user to take a lease of the entire 5 parking bays for private motor vehicles only.

**Condition.** The property requires modernising and is let as seen.

#### **REPAIRS**

To comply with all regulations and restrictions made by the Landlord from time for the management of the building in accordance with the requirements of good management but without derogating in any way from the provisions of the proposed lease.

#### **LEASE TYPE**

5-year commercial lease subject to three years rent review at market rent, to be contracted out of the 1954 Landlord and Tenant Act (as above).

#### **RENT**

Landlord is accepting inviting offers in excess of electricity and water rates and any services consumed at the property in relation to the occupation and use.

#### **INSURANCE**

The Landlord is to insure the property under the Council's block policy.

#### **ALIENATION**

Assignment of the part is strictly prohibited. Assignment of the whole of the premises is prohibited without landlord's prior formal consent.

#### **RATEABLE VALUE**

TBC

#### **REFERENCES**

Subject to satisfactory references.

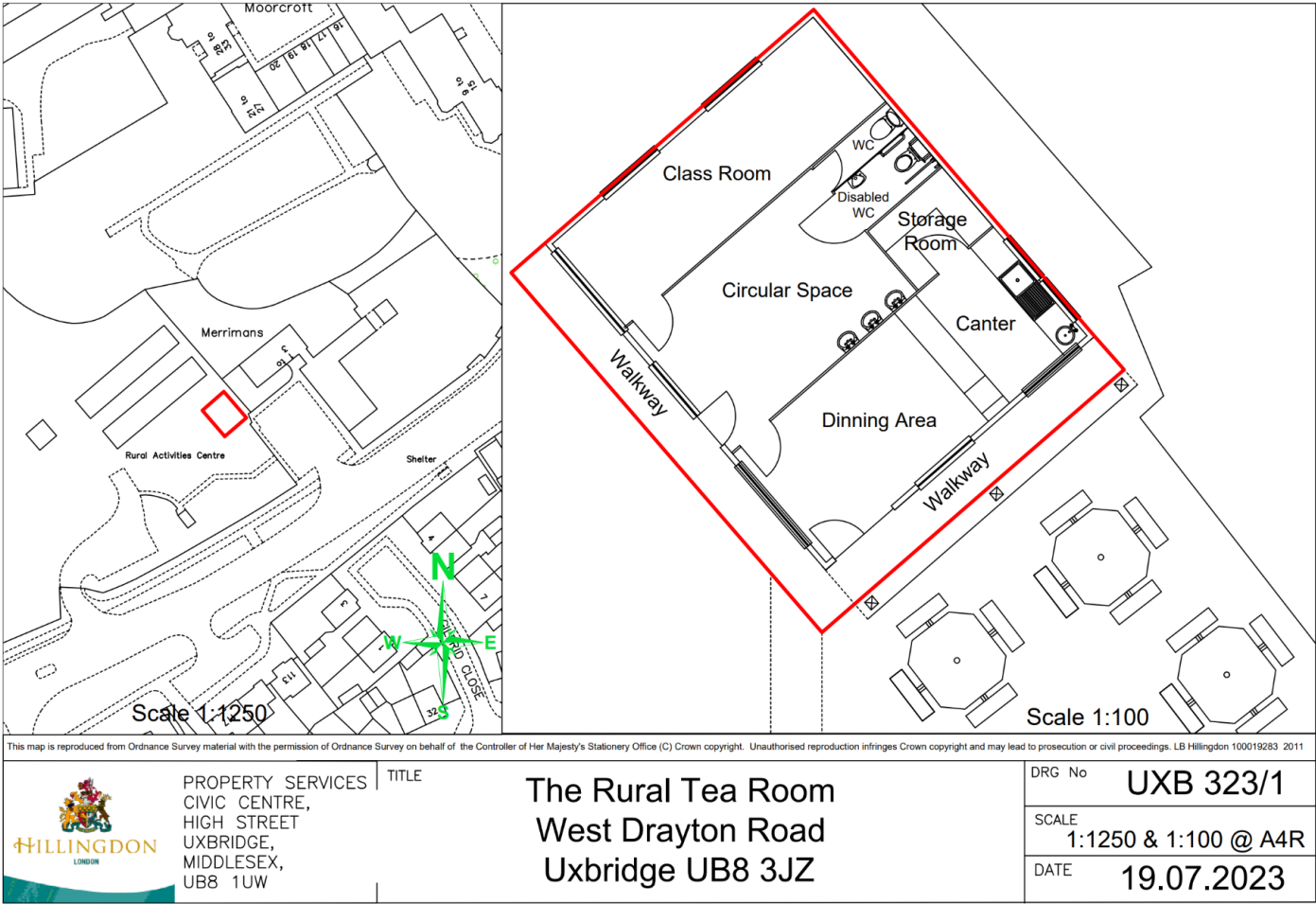
RENTAL DEPOSIT

The tenant will provide a deposit equivalent to six month’s rent prior to lease completion.

EPC Rating

N/A

Floor Plan



Seating area: 28.63 sq. m. (308.17 sq. ft.)  
Cooking area: 8.53 sq. m. ( 91.82 sq. ft.)  
Side storage : 4.07 sq. m. ( 43.81 sq. ft.)  
Total Floor Area: 32.70 sq. m. (351.98 sq. ft.)

All enquiries made to:

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The particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

\*All floor areas and measurements within this particular are approximates and not be relied upon for the purpose of this lease transaction

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