david charles
property consultants

TO LET

Old Bank House

64 High Street, Uxbridge, UB8 1JP

Former Community Centre with on site parking and garden areas

Suitable for a range of uses, subject to planning

6,420 sq ft
(596.44 sq m)

- Grade II listed building
- 12 Parking spaces
- Flexible terms available
- Passenger lift
- Heating and cooling throughout
- Uxbridge Underground Station (0.2 miles)
- M40 Junction 1 (1.5 miles)

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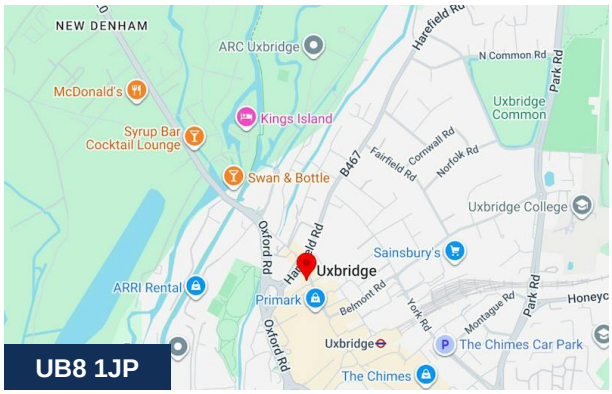
Summary

Available Size	6,420 sq ft
Rent	£120,000 per annum
Rates Payable	£46,800 per annum
Rateable Value	£97,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



Description

The property comprises an attractive Grade II Listed building arranged over ground, first and second floors. The building was formerly occupied by the NHS as a community support centre. Internally, the property is arranged to provide a number of spacious rooms, with comfort cooling, central heating, LED lighting and vinyl flooring. Externally, the property benefits from a large, secluded garden area, predominantly laid to lawn and complemented by a number of mature trees, providing an attractive amenity for occupiers. The property also benefits from dedicated off-street parking for approximately 12 vehicles, located to the side of the building. Subject to the necessary planning consents and Listed Building requirements, the property is considered suitable for a range of potential occupiers, including office users, medical and healthcare practices, educational providers, nurseries and day-care operators.

Location

The property is located in a prominent position on the Uxbridge High Street, less than 5 minutes walk from Uxbridge Underground Station. Uxbridge is an established commercial centre in West London, approximately 15 miles west of Central London. The property's central position provides occupiers with convenient access to the town's amenities and transport facilities, while offering excellent connectivity to Heathrow Airport, Central London and the wider motorway network. The property benefits from excellent transport connections, with Uxbridge Underground Station providing access to the Metropolitan and Piccadilly lines, together with good road links to the A40, M4, M25 and wider West London network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,890	268.49	Available
1st	2,250	209.03	Available
2nd	1,280	118.92	Available
Total	**6,420**	**596.44**	

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information

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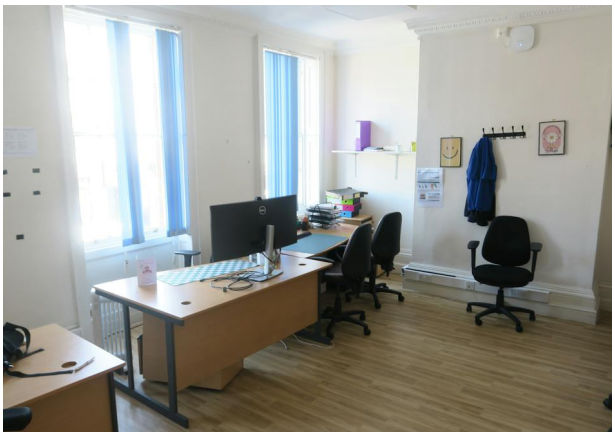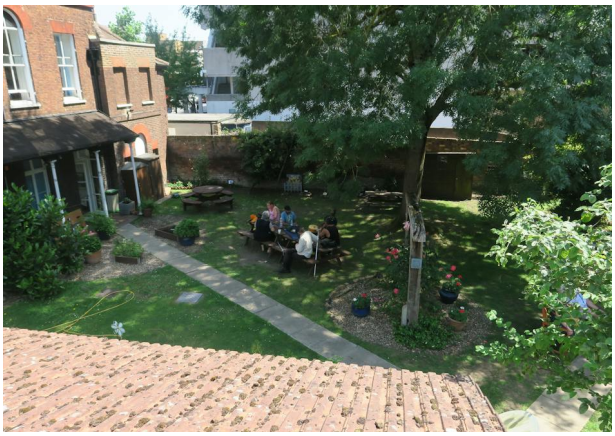
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