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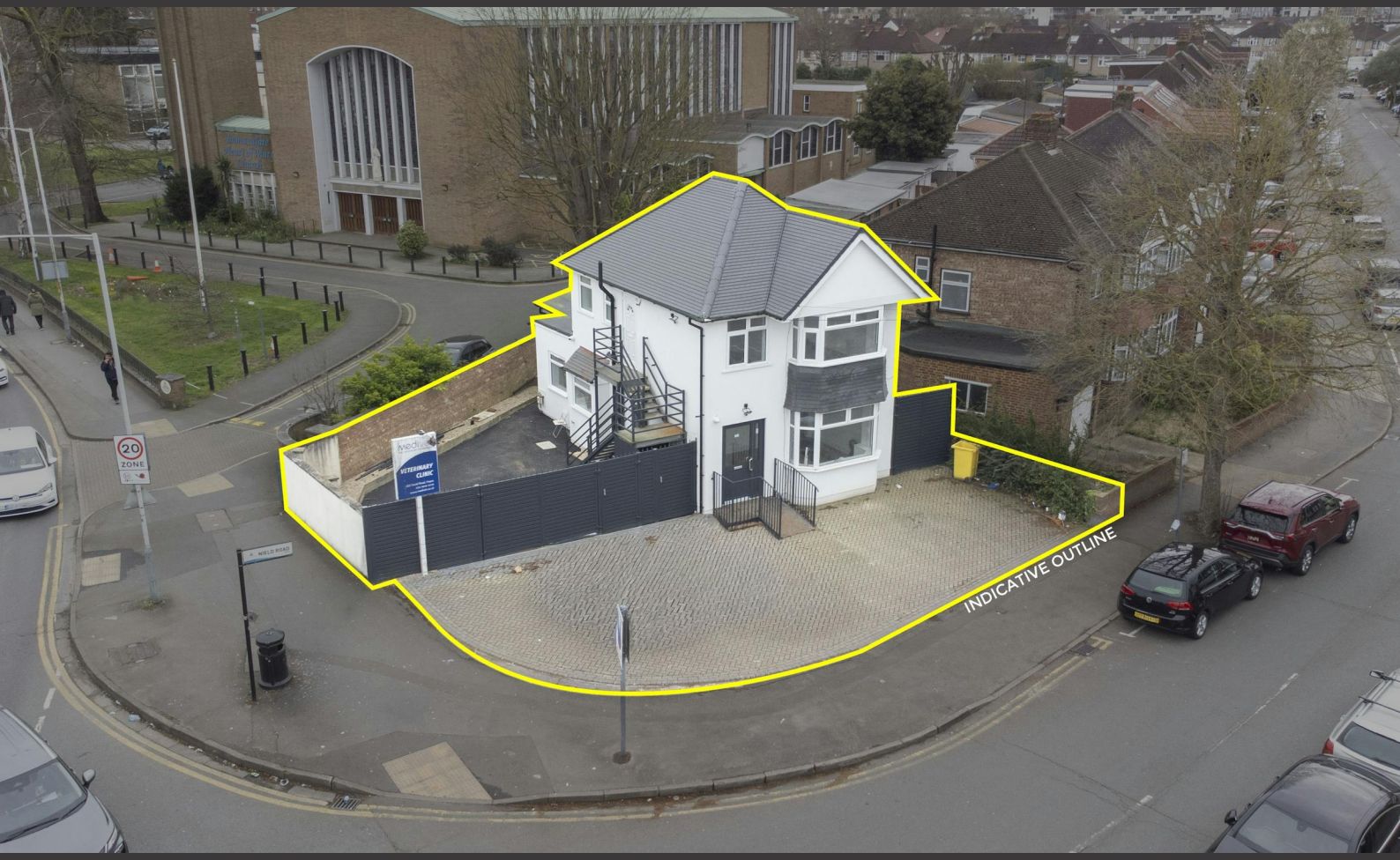
TO LET / FOR SALE



102 Nield Road

Hayes, UB3 1SH

Fully Refurbished Detached Dentist / Doctor Surgery

1,040 sq ft

(96.62 sq m)

- Prominently located on Nield Road / Botwell Lane
- Offered with full vacant possession
- CCTV
- Fire alarm
- Walking distance to Hayes Town centre
- Close proximity Hayes & Harlington Train Station (Elizabeth Line)

102 Nield Road, Hayes, UB3 1SH

Summary

Available Size	1,040 sq ft
Rent	£70,000 per annum
Price	Offers in the region of £1,200,000
Business Rates	Interested parties are advised to contact London Borough of Hillingdon
VAT	We have been advised that VAT is NOT applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise a detached two-storey dentist / doctors surgery which has recently been fully refurbished.The property further benefits from generous parking provisions, electric heaters and kitchenette & WC facilities.

Location

The building is prominently located on the corner of Nield Road and Botwell Lane, and benefits from high footfall leading to Hayes town centre. The property is easily accessible with public transport routes situated nearby and is also within walking distance of Hayes & Harlington Railway Station (Elizabeth Line). The premises is also within close proximity to the A312, A4020 and M4 motorway, providing access to the wider motorway networks.

Accommodation

All measurements are approximate and on a net internal area basis (NIA).

Description	sq ft	sq m
Ground Floor	653	60.67
First Floor	387	35.95
Total	**1,040**	**96.62**

Tenure

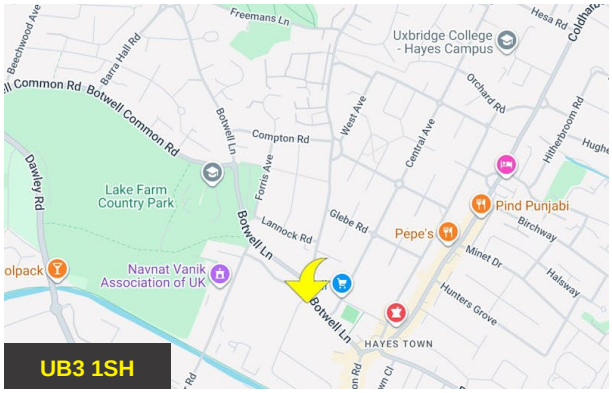
Freehold / Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information

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