

LEWIS
CRAIG



RESTAURANT PROPERTY

New Lease

A unique restaurant, gastropub, or banqueting opportunity

Prominent historic building within 40 acre public park



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Prominent historic building within 40 acre public park
Hillingdon House, Uxbridge UB10 0FZ

Approx. 10,377 sq ft

Rare Opportunity

Situated a 5-minute drive from INTU Uxbridge and Uxbridge Underground Station, Hillingdon House has a fascinating history. Originally built in 1717 as a hunting lodge, it was sold to the Government in 1915 for use during the First World War, and in 1917 the RAF were based there.

With military functions ceasing in 2010 at RAF Uxbridge, Hillingdon House is now being converted into a luxury serviced-office facility, with an excellent restaurant (or banqueting) opportunity available for an operator.

Further information available upon request. Viewings highly recommended!



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Accommodation

Arranged ground and basement, providing the following approximate areas:

Ground Floor	6,564 sq ft
Basement Floor	1,779 sq ft
Demised External Terrace	2,034 sq ft
Total Net Area	10,377 sq ft 964.41 sq m

Rates

Rates are yet to be assessed.

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for payment of their own costs.

Lease

A new lease is available, on terms to be agreed.

Rent

£200,000 per annum, exclusive of rates and all other outgoings.

Planning Use

A3

Contact

For further information or to arrange a viewing, please contact:

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.