



£45,000 Leasehold

Pump Lane, Hayes, UB3

Simple Estate Agents are pleased to present this spacious retail unit, prominently positioned on the corner of a new development along a busy road near the town centre. The unit features a dedicated storage area and an integrated office space, making it ideal for a variety of businesses. Ready for immediate occupancy, this property offers a prime opportunity for businesses looking to benefit from a high-visibility location.

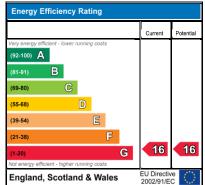
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR COLORS ACT 105 MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY: "Immediate frameway inspire CO2 amissions."

Directions

England, Scotland & Wales

EU Directive 2002/91/EC

