

A1/A3 Unit To Let

Opportunity to Subdivide



32-34 The Centre, Feltham TW13 4BU

Location

The property forms part of The Centre, Feltham which comprises 380,000 sq ft of retail space with tenants including **Asda, Next, Argos, Sports Direct and JD Sports**.

The unit occupies a prominent position on the main square within the centre, adjacent to **Costa Coffee** and **JD Wetherspoons**. Other nearby retailers include **Superdrug, Subway, Three, Starbucks** and **Iceland**.

Accommodation

The premises comprise the following approximate dimensions and net internal floor areas:-

Gross Frontage	10.82m	35 ft 6 in
Net Frontage	10.64m	34 ft 9 in
Internal Width	10.73m	35 ft 2 in
Shop Depth	17.86m	58 ft 6 in
Ground Floor	196.86m ²	2,119 sq ft
First Floor	183.85m ²	1,979 sq ft

Lease Terms

A new full repairing and insuring lease for a term to be agreed.

Rent

£95,000 per annum exclusive.

Service Charge

The current estimated service charge is £15,091 per annum.

Business Rates

Rateable Value: £53,000
UBR 2019/20: 50.4p

Rates Payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 020 8583 2000.

Planning

A3 use is subject to change in planning.

Energy Performance Certificate

The property has been rated within Band D. A copy of the Report is available on request.

Legal Costs

Each party to be responsible for their own legal costs.

Subject to vacant possession.



Letting Agents



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