

HOUNSLOW Unit 18, The Treaty Centre

RETAIL SHOP TO LET



LOCATION

The Treaty Centre is located in the heart of Hounslow town centre, serving a dynamic and affluent catchment. The scheme extends to 280,000 sq ft with an annual footfall in excess of 8 million. Leading retailers include **Debenhams, River Island, JD Sports, Next** and **H&M**.

Unit 18 is located at the entrance to the centre from the High Street and is adjacent to Warren James. Nearby retailers include **Debenhams, Claire's Accessories** and **Poundland**.

ACCOMMODATION

The property is arranged over ground floor only providing the following net internal floor areas:

Floor	sq ft	sq m
Ground Floor	1,027	95.4

TERM

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£59,000 per annum exclusive.

RATES

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with Hounslow Council on 020 8583 2000):-

Rateable Value	UBR (2017/2018)	Rates Payable
£52,500	0.480	£25,200

SERVICE CHARGE

The service charge for 2017 is £9,483 per annum.

EPC

Available on request.

LEGAL

Each party is to be responsible for their own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

VIEWING

For further information or to arrange a viewing, please contact sole joint agents **Jackson Criss** on:

Andy Criss
020 7637 7100
andrewc@jacksoncriss.co.uk

Alternatively, please contact Lunson Mitchenall on
020 7478 4950

