



## 146 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 Feltham High Street, with direct frontage onto A244 Hounslow Road. Nearby retailers include **Superdrug, Specsavers, Nationwide, CEX and Subway**.

### Accommodation

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

Gross Frontage	5.33m	17 ft 6 in
Net Frontage	5.23m	17 ft 2 in
Shop Depth	9.07m	29 ft 9 in
Ground Floor	64.66m <sup>2</sup>	696 sq ft
Mezzanine	38.37m <sup>2</sup>	413 sq ft
First Floor	66.12m <sup>2</sup>	712 sq ft

### Lease Terms

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

### Rent

£37,500 per annum exclusive.

### Service Charge

The current estimated service charge is £6,411 per annum.

### Business Rates

Rateable Value: £27,250  
UBR 2019/20: 49.1p

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

The property benefits from A1 and A3 planning use classes.

### 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



**Alice Hershman**  
020 7935 5000  
alice.hershman@cushwake.com

**Russell Homer**  
020 7152 5323  
russell.homer@eur.cushwake.com



**Archie Morriss**  
020 7647 4822  
archie.morriss@gcw.co.uk

**Nick Warr**  
020 7647 4818  
nick.warr@gcw.co.uk

June 2019  
Subject to Contract

