



LOCATION

Hounslow is a vibrant London suburb, with an established retail offer that serves the densely populated surrounding area.

This unit is situated on the pedestrianised Bell Square and will benefit from a return frontage - facing the 148 room **Ibis Hotel** which includes a **Tesco Express** at ground floor.

In the immediate vicinity is The Treaty Centre, Hounslow's prime retail pitch – making this a strategically located unit that benefits from footfall drivers on either side. Notable nearby occupiers include **TK Maxx**, **Poundland** and **Wilko**.

LEASE

The premises are to be made available by way of an agreement for a new lease for a term of 10 years on an effectively full repairing and insuring basis.

RENT

£85,000 per annum exclusive.

TIMING

Practical Completion is expected in Q3 2016

Accommodation

Ground Floor	243.7 sq m	2,623 sq ft
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Areas are indicative and subject to measured survey upon completion.

Business Rates

Rateable Value	TBC
Rates Payable (2015/16)	TBC

Interested parties are advised to make their own enquiries with the London Borough of Hounslow (020 8583 5555) to verify these figures.

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to check they are in working order. Purchasers/lessees may wish to make their own investigations.

LEGAL COSTS

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

SUBJECT TO CONTRACT

All viewings and inspections must be arranged via sole letting agents Cushman & Wakefield LLP:

Mark McKinlay
020 7152 5948
Mark.McKinlay@cushwake.com

Jade Hermann
020 7152 5504
Jade.Hermann@cushwake.com

Cushman & Wakefield
43/45 Portman Square
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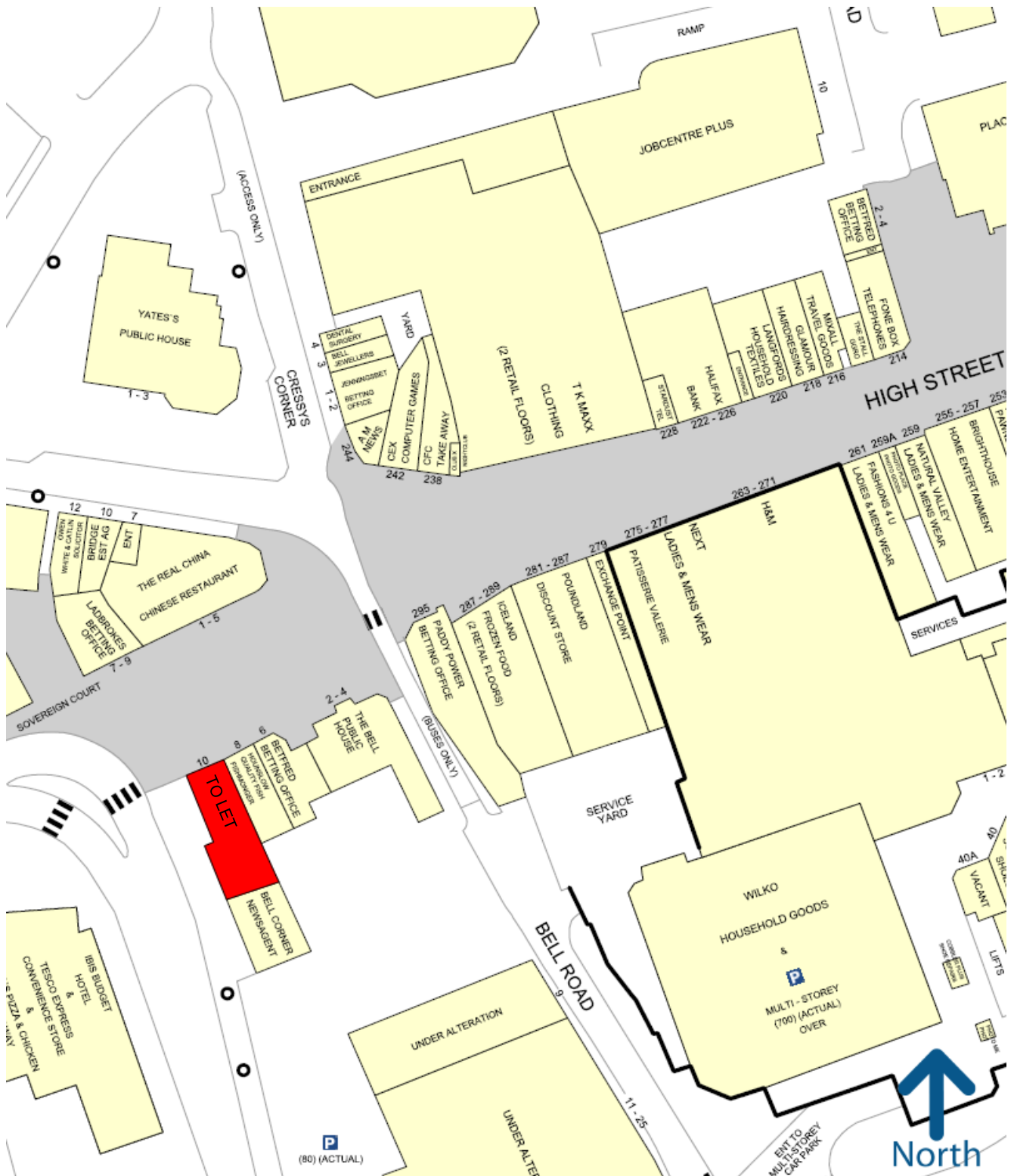


**CUSHMAN &
WAKEFIELD**

HOUNSLOW

10 Staines Road, TW3 3JS

Re-available due to abortive negotiations



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested.

Regulated by the Royal Institution of Chartered Surveyors.