

Prime⁺ Retail

To Let

HOUNSLOW

57 High Street

Subject to Vacant Possession

Location

The subject property is located on a prominent part of Hounslow High Street, just off of the pedestrian walkway leading to the Treaty Centre. The unit is approximately 400m from Hounslow East (Piccadilly Line) and the bus station, providing regular bus services to Heathrow Airport and Central London.

The scheme is anchored by a Nando's, as well as being surrounded by other local businesses.

An extract from the street plan is attached upon which the premises has been highlighted.

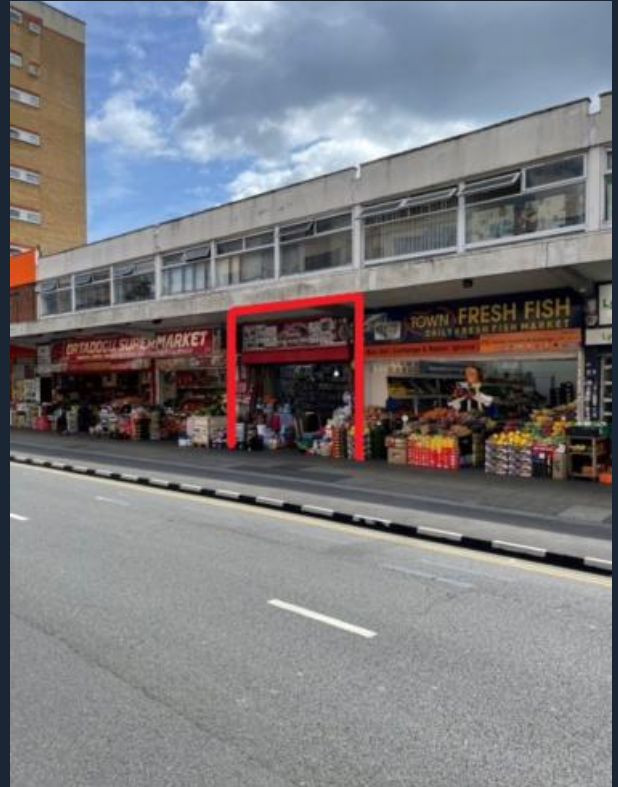
Accommodation

The property is arranged over ground and first floor, comprising the following approximate net internal floor areas:

| | | |
|--------------------|-----------|-----------|
| Ground Floor Sales | 912 sq ft | 84.7 sq m |
| First Floor | 955 sq ft | 88.7 sq m |

Lease

The property is available on a new full repairing and insuring lease at a commencing rent of £37,500 per annum exclusive.



Rates

We have been verbally advised that the premises is assessed as follows:

| | |
|-----------------|---------|
| Rateable Value | £25,250 |
| UBR (2021/2022) | 0.499 |
| Rates Payable | £12,600 |

Legal Costs

Each part is to be responsible for their own legal costs incurred in the transaction.

EPC

The premises has an EPC rating of 'C'. A copy of the EPC can be provided upon request.

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

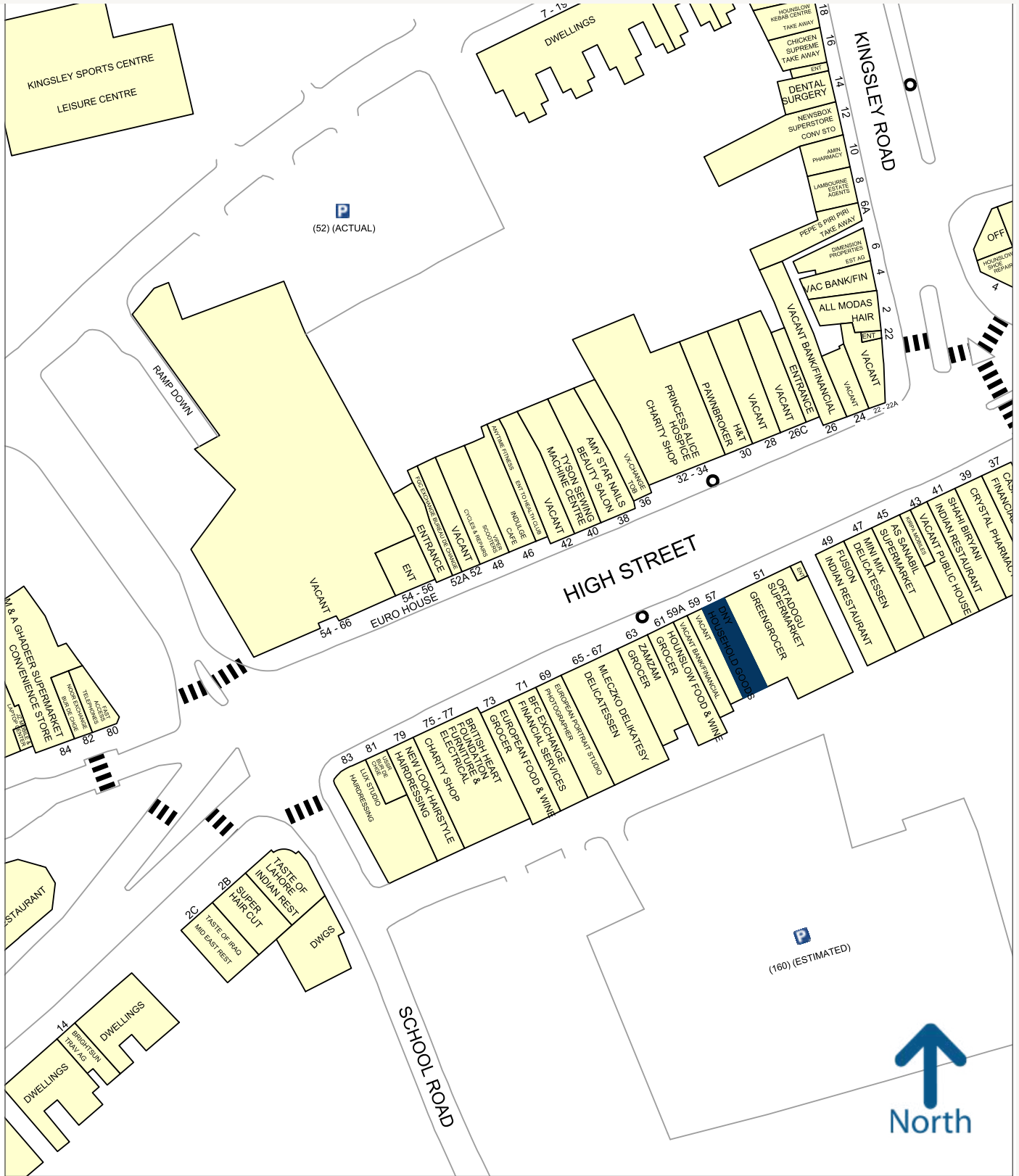
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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.