

FIRST AND SECOND FLOOR RETAIL PREMISES **LEASEHOLD AVAILABLE** 147-161 High Street, Hounslow, TW3 1QL



KEY FEATURES

- PROMINENT ENTRANCE ON HIGH STREET
- RARE RETAIL OPPORTUNITY
- GROUND FLOOR LET TO ICELAND
- 23,150 SQ FT OVER FIRST AND SECOND FLOORS

LOCATION

Hounslow is one of London's largest boroughs and is located approximately 10 miles (16km) to the south west of Central London.

The subject property occupies a prime location on Hounslow High Street. The unit is situated adjacent to **Primark**. Nearby retailers include **Iceland**, **Peacocks** and **Argos**.

Date of Issue: 13/11/2018

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DESCRIPTION

The retail space is arranged over the first and second floor of the property providing both sales and ancillary space. The ground floor has been let to Iceland with refurbishment works underway.

The accommodation provides the following approximate floor areas:

ACCOMMODATION

Floor	NIA Sq M	NIA Sq Ft
Ground Floor Entrance	7.7	83
First Floor Sales	1,684.4	18,131
Second Floor Ancillary	458.6	4,936
TOTAL	2151 SQ M	23,150 SQ FT

TENURE

The premises are available on a leasehold basis.

More information is available on request.

Rent

The quoting rent is £165,000

VIEWINGS BY PRIOR APPOINTMENT:

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RATES

We are informed by the Local Rating Authority that the current Rateable Value of the retail unit is: £247,000.

The UBR for 2018/19 is 52.4p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred relating to this transaction. Subject to contract.

EPC

Available upon request.

CBRE Limited

Henrietta House,
Henrietta Place
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Not to scale.

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