



## 162 The Centre, Feltham TW13 4BH

### 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, JD Sports and Matalan.**

The unit occupies a prominent position on the High Street with direct frontage onto A244 Hounslow Road. Nearby retailers include **Specsavers, Superdrug, CeX and Nando's.**

### Accommodation

The premises comprises a ground floor shop, with first floor storage, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	5.94m	19 ft 6 in
Net Frontage	5.69m	18 ft 8 in
<u>Internal Width</u>	<u>5.57m</u>	<u>18 ft 3 in</u>
Ground Floor	89.18m <sup>2</sup>	960 sq ft
First Floor	82.77m <sup>2</sup>	891 sq ft

### Lease Terms

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

### Rent

£42,500 per annum exclusive.

### Service Charge

The current estimated service charge is £8,062 per annum.

### Business Rates

Rateable Value: £31,500  
UBR 2018/19: 48.0p

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.

### Energy Performance Certificate

The property has been rated within Band E. 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

July 2018  
Subject to Contract



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