

Prime Shop To Let

Hounslow
198 High Street

Subject to Vacant Possession



LOCATION

The property occupies a prime trading position on the pedestrianised section of Hounslow High Street, with return frontage on to Red Lion Walk. The property is well situated amongst a vibrant mix of established national multiple retailers including **McDonalds, Metro Bank, W H Smith, Superdrug, Caffè Nero** and **Holland & Barrett**.

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

ACCOMMODATION

Following completion of the Landlords works, the property will comprise the following approximate floor areas:

Ground Floor	2,020 sq ft	187.64 sq m
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LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£100,000 per annum exclusive.

RATES

Following completion of the Landlords works, the property is to be re-assessed.

Interested parties are advised to make their own enquiries to the Local Authority.

EPC

An EPC has been commissioned and a copy can be provided upon request.

LEGAL COSTS

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

VIEWING

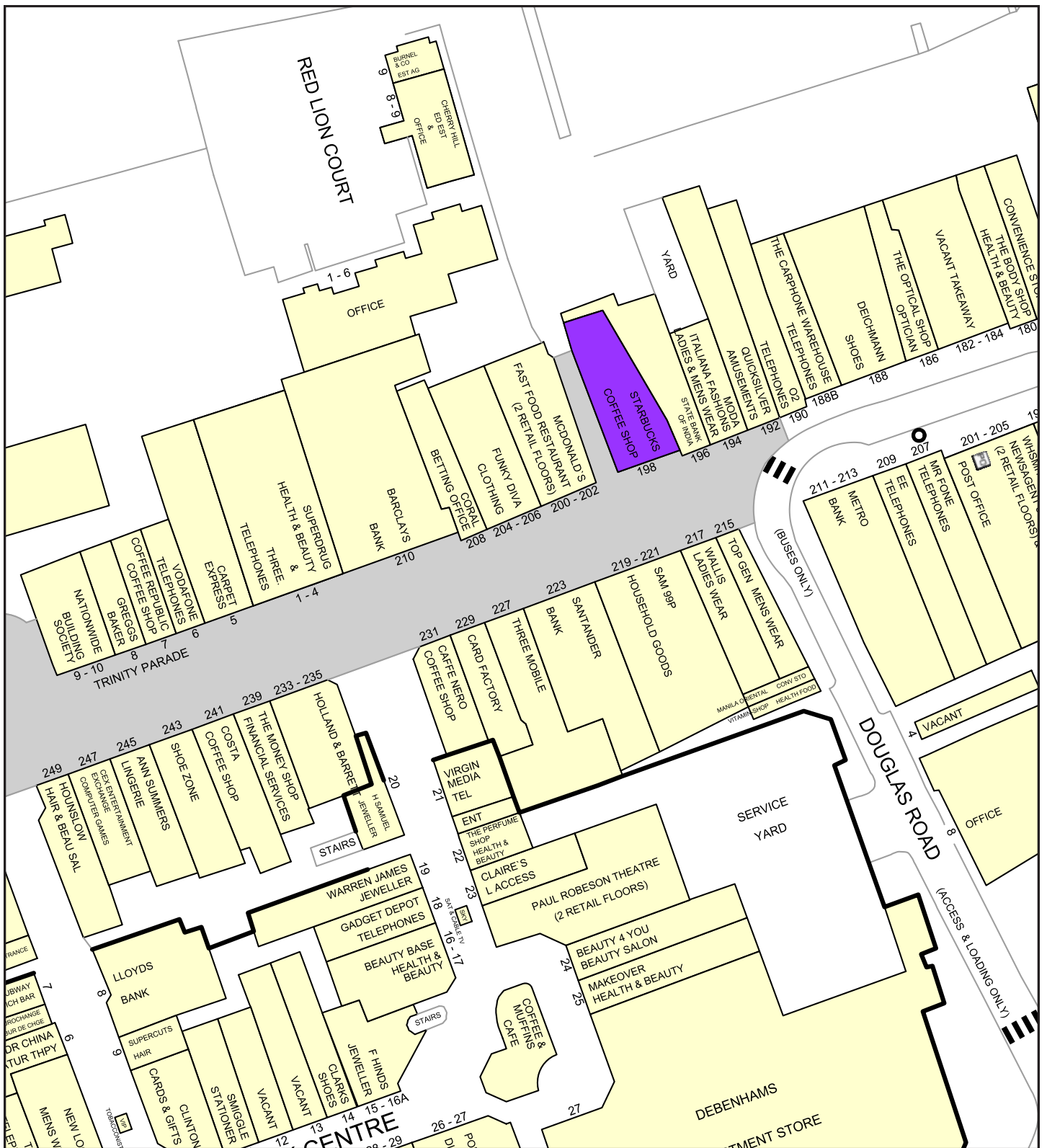
All viewings are strictly by prior appointment. For further information or arrangements to inspect, please contact:

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Subject to contract



Prime Retail.

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