

UNIT 18, TREATY CENTRE, HOUNSLOW, TW3 1ES

LUNSONMITCHENALL



LOCATION

The Treaty Centre is located in the heart of Hounslow town centre. The centre is anchored by **Debenhams** with **H&M** and **Next** recently opening within the scheme. There are over 40 shops and cafes within the centre along with a 645 space shopper's car park. Key retailers in the scheme include **New Look**, **JD Sports** and **River Island**.

Unit 18 is located at the entrance to the centre from the High Street and is adjacent to **Warren James**. Nearby retailers include **Debenhams**, **Claire's Accessories** and **Poundland**.



ACCOMODATION

The unit provides the following approximate dimensions and net internal floor area:-

Ground Floor	95.4 sq m	1,027 sq ft
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RENT

£59,000 pax.

TENURE

The unit is available by way of a new lease for a term to be agreed, and subject to five yearly upward only rent reviews. The lease will include provisions for a service charge, making it effectively full repairing and insuring.

RATES

Rateable Value 2010:	£52,500
Rateable Value 2017:	£52,500
UBR 2017/18:	48.0p
Estimated Rates Payable 2017/18:	£25,200 pa

Interested parties are advised to verify the new Rateable Value, transitional relief and the current rates payable with the Local Authority.

SERVICE CHARGE

The estimated annual Service Charge 2017 is **£9,757 per annum**.

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Subject to vacant possession.

EPC

Full report available on request.

VIEWING / FURTHER INFORMATION

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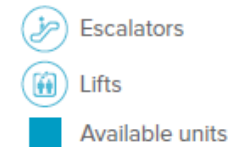
Subject to Contract – March 2017

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

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