

HOUNSLOW

1-2 Cressys Corner, Lampton Road, TW3 1HA

Retail Unit – Lease for Sale (Possible Underletting)

LOCATION

Hounslow is a major commercial centre close to Heathrow Airport and the central retail area is dominated by the **Treaty Centre**, which is anchored by **Debenhams**. **H&M** and **Next** have recently opened major stores close by facing onto the High Street. The scheme includes a shoppers car park of 645 spaces and key retailers in the vicinity include **TK Maxx** and **Iceland**, including local cafes and with the occasional **street market** nearby. (Please see the street plan overleaf).

THE PROPERTY

The premises are arranged at ground floor only, having a wide frontage (essentially comprising 2 units combined), with the following approximate dimensions and net floor areas:-

Gross Frontage	33ft 0ins	10.1m
Internal Width	31ft 6ins	9.6m
Shop Depth (Max)	27ft 8ins	8.4m

Retail Area – Overall	875 sq ft	81.3 sq m
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LEASE

These units are held under a single lease for a period of years to expire on 19th November 2023, with the rent fixed until expiry, with the premises having the benefit of being protected under the provisions of the Landlord and Tenant Act 1954.

RENT

The rent passing is **£42,000 per annum**, exclusive of rates (and subject to a small service charge arrangement).

TERM

Offers are invited for the benefit of the lease.

UNDERLETTING

Proposals will be considered for an underletting of the whole, **subject to terms and covenant status**.



RATES

We are advised by the Local Rating Authority that the premises are assessed as follows and interested parties are advised to check the VOA website for confirmation:-

Rateable Value	£23,750
Rates Payable (2019/2020)	£11,661

As the premises fall below the government discount threshold the payable figure may currently be eligible for a 1/3rd reduction for 2 years.

EPC

The EPC rating for these premises are C(56) and an EPC is available for inspection upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

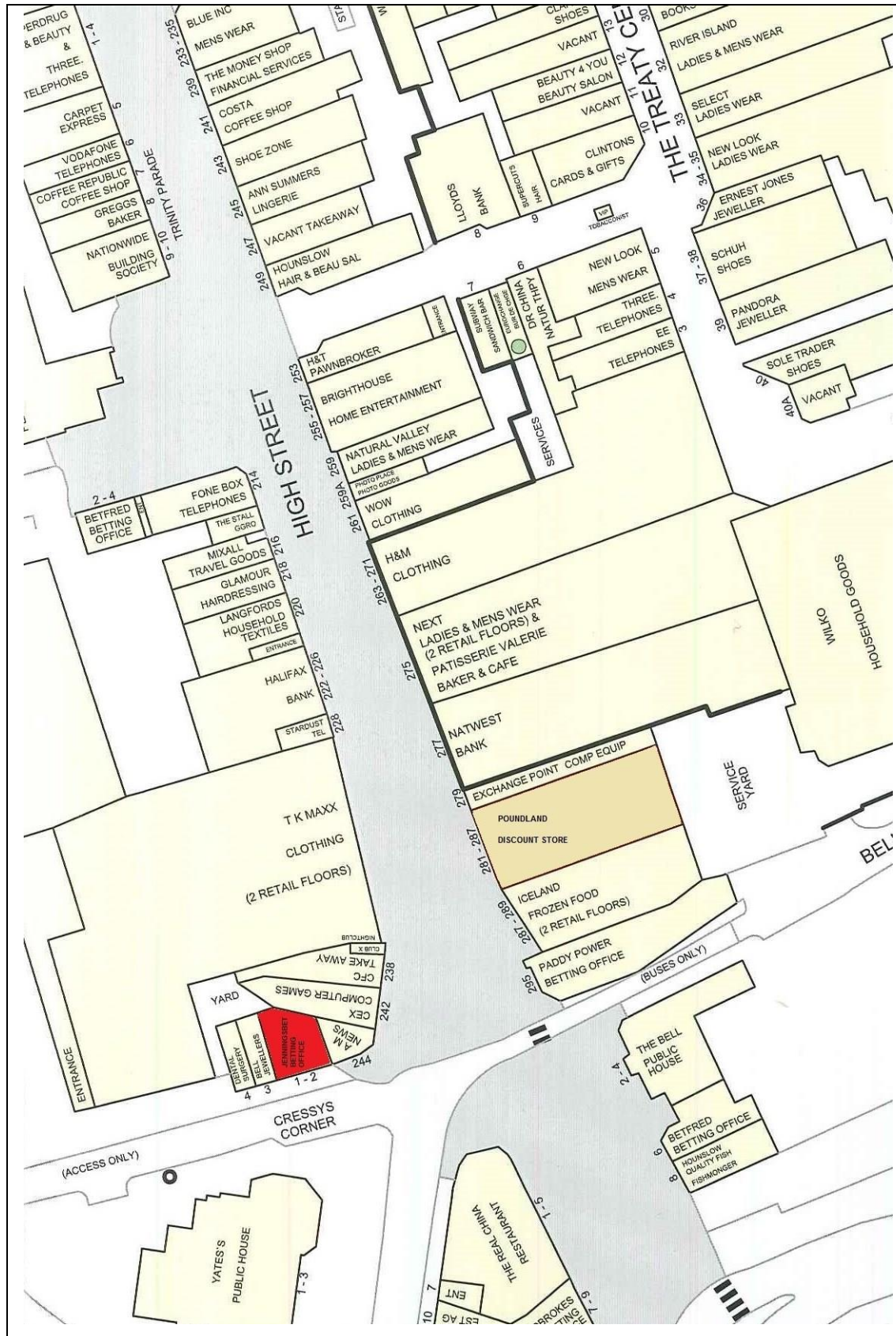
VIEWING

Please contact Robert Bebington on 020 7493 5551 or drb@bebington.com to arrange a viewing.

SUBJECT TO CONTRACT

01/05/19

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IMPORTANT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.