



89 Kingsley Road, Hounslow, TW3 4AH

SUMMARY

- Retail unit available in Hounslow
- Unit benefits from A3 class
- Electric roller shutter
- Suitable for various businesses (STP)
- Good transport links
- 10 minute walk to High Street
- 2 minute walk to Hounslow East Station
- Situated on a main road

DESCRIPTION

The subject property is arranged over the ground floor with a total ground floor area of approximately 666,90 sqft.

The property is suitable for A3 use and is currently occupied as an Indian restaurant. The shop is situated on the main busy road in Hounslow.

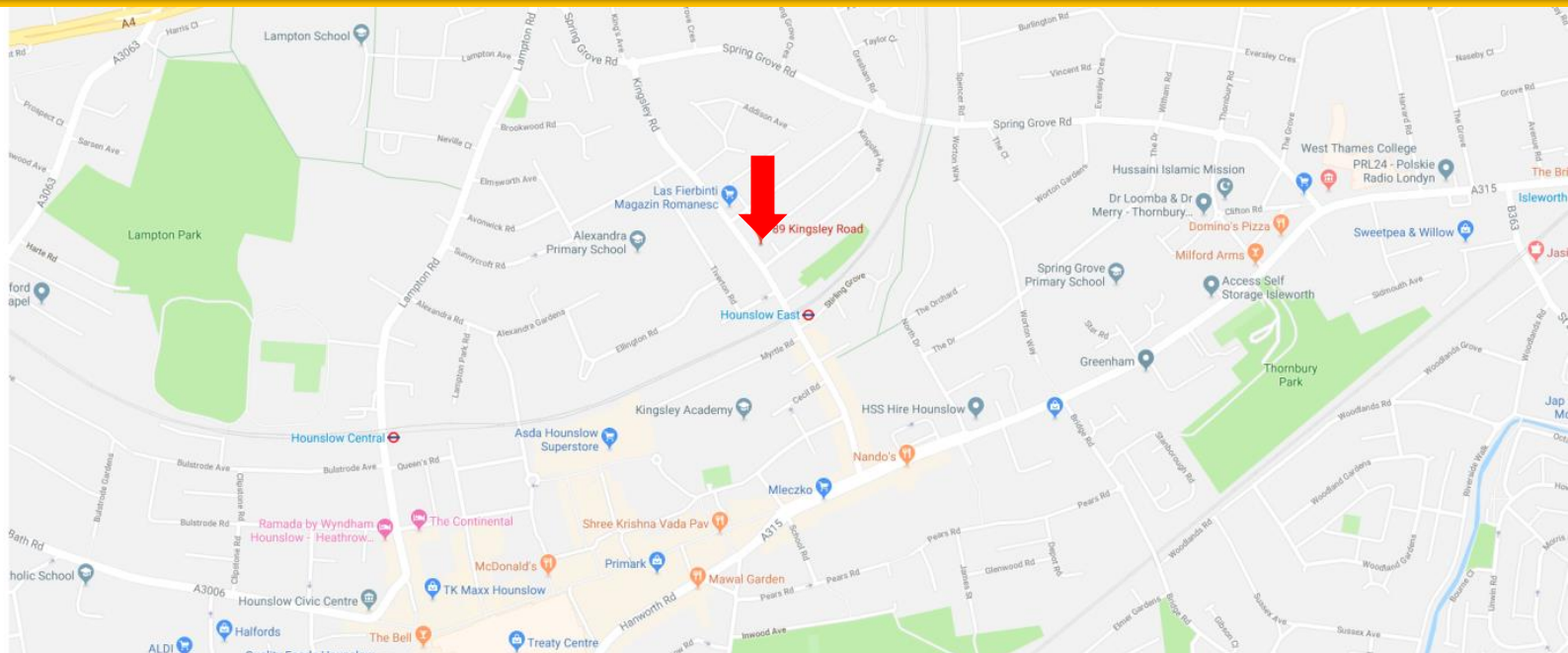
SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail	57.6	666,90
Total		57.6	666,90

LOCATION

The property is located within the London Borough of Hounslow which is located approximately 10 miles to the south west of Central London and 5 miles from Heathrow Airport. Road communications are excellent being located close to the M3, M25 and M4 motorways. The A316 connects Hounslow to nearby Richmond and Chiswick. Hounslow benefits from having three London Underground stations, Hounslow West, Hounslow Central and Hounslow East, served by the Piccadilly Line in Zone 5, providing excellent access into Central London.



TENURE

Rent £24,000

BUSINESS RATES

Rateable value £13,250

Payable rates £6,360

Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8583 5708.

EPC

Certificate available upon request

VAT

To be confirmed

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Raj Sandhu 0208 569 8500
E-mail: raj@monarchcommercial.co.uk

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