

185/187 HIGH STREET HOUNSLOW, TW3 1BL



SHOP TO LET - WITHOUT PREMIUM

£80,000 p/a exclusive

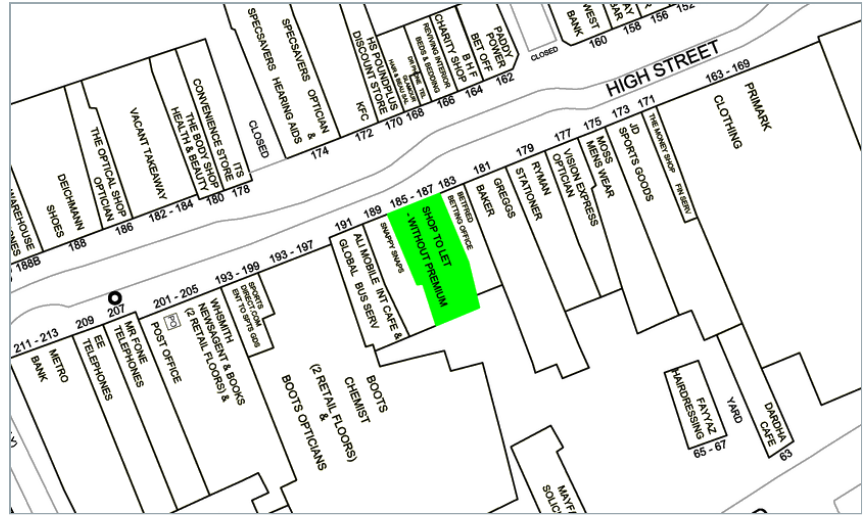
A1 USE

2,077 Sq ft

May split into two units

The property is adjoined by **BetFred** and **Snappy Snaps** and opposite **KFC**. Nearby traders include **Ryman, Greggs, JD Sports** and **Boots**.

Net Frontage	31'3"	9.5 m
Internal Width	31'2"	9.5 m
Shop Depth	69'1"	21.1 m
Ground Floor	2,077 sq ft	193 m2



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£80,000 per annum exclusive - WITHOUT PREMIUM
Rates	Interested parties are recommended to make their own enquiries with rating department of London Borough of Hounslow, Tel: 020 8583 5708.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact DMA – Nicholas Menzies 020 7318 6915 / nmenzies@dmaproperty.com David Menzies 020 7318 6917 / dmenzies@dmaproperty.com SUBJECT TO CONTRACT & VAT