



## 150 The Centre, Feltham TW13 4BH

### Location

The property forms part of The Centre, Feltham which comprises 380,000 sq ft of retail space with tenants including **Asda, Next, Argos, Sports Direct, JD Sports and Matalan.**

The unit occupies a prominent position on the High Street with direct frontage onto A244 Hounslow Road. Nearby retailers include **Specsavers, Superdrug, CeX and Nando's.**

### Accommodation

The premises comprises a ground floor shop, with mezzanine and first floor storage, with the following approximate net internal floor areas:-

Gross Frontage	5.99m	19 ft 8 in
Net Frontage	5.94m	19 ft 6 in
Internal Width	5.84m	19 ft 2 in
Shop Depth	9.25m	30 ft 4 in
Ground Floor Sales	53.05m <sup>2</sup>	571 sq ft
Ground Floor Ancillary	11.24m <sup>2</sup>	121 sq ft
Mezzanine	6.13m <sup>2</sup>	66 sq ft
First Floor Storage	62.15m <sup>2</sup>	669 sq ft

### Lease Terms

A new full repairing and insuring lease for a term to be agreed.

### Rent

£37,500 per annum exclusive.

### Service Charge

The current estimated service charge is £5,585 per annum.

### Business Rates

Rateable Value:	£31,750
UBR 2019/20:	49.1p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 020 8583 2000.

### Energy Performance Certificate

The property has been rated within Band E. A copy of the Report is available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

Subject to vacant possession.



### Letting Agents

April 2019  
Subject to Contract



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# Prime Shop To Let

