

Prime Retail Unit

Leasehold - To Let – New Lease

HOUNSLOW, 281-287 High Street, Middlesex TW3 1EF

Suit A1 Retail or other use STP

Location

Hounslow is an important commercial centre situated approximately 12 miles west of Central London, 5 miles north-west of Kingston Upon Thames and approximately 4 miles to the east of Heathrow.

Hounslow has an excellent road and transport communications with Junction 3 of the M4 approximately 1 mile north of the town centre, whilst Junction 1 of the M3 is approximately 4 miles to the south. The town is also served by the Underground with Piccadilly Line (Hounslow West, Central and East) providing swift access to both Central London and London Heathrow Airport.

The property is situated within the prime pedestrianised section of the High Street close to one of the main entrances into the Treaty Centre and immediately opposite **TK Maxx**. The Tudor Market located outside the unit which is busy and vibrant ensures there is always high levels of pedestrian footfall in this location.

Other national retailers in the immediate area include **Iceland** (adjacent), **NatWest**, **Next**, **Patisserie Valerie** (within Next), **Costa Coffee**, **Debenhams**, **Wilkinsons**, **JD Sport**, **H&M** and **River Island**.

Accommodation

The property is arranged on basement, ground, mezzanine and two upper floors to provide a ground floor shop unit with ancillary accommodation above. The first and second floors are self-contained and accessed from the front.

The property provides the following approximate accommodation and dimensions:

Ground Floor Sales	432.56 sq m (4,656 sq ft)
Ground Floor Anc.	69.00 sq m (743 sq ft)
Mezzanine	25.80 sq m (278 sq ft)
Basement Store	288.64 sq m (3,107 sq ft)
Total Retail 816 sq m (8,783 sq ft)	
First Floor	503.77 sq m (5,423 sq ft)
Second Floor	185.22 sq m (1,994 sq ft)
Total Entire Building	1,504.99 sq m (16,201 sq ft)



Lease

The property is available by way of a new effective FRI lease directly from the Landlords, on terms to be agreed between the parties.

Planning

A1 use suitable for retail. The property may be suitable for other uses subject to obtaining the usual necessary planning consents.

Business Rates

The VOA lists the Rateable Value at £131,000. Interested parties are however advised to make their own enquiries with regards to the Rates Payable with London Borough of Hounslow on 020 8583 5708.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Rent

Rental Offers in excess of £150,000 per annum exclusive for the ground and basement. There may be an option to lease the entire building namely ground, basement, first and second floors, upon application.

Service Charge

There will be a nominal service charge payable, to be confirmed.

Viewings

All viewings are by prior appointment from the Landlord's sole agents:

Samuel May
May & Company
Samuel@MayandCompany.co.uk
07742 256 873

Subject to contract

020 3503 0635

MayandCompany.co.uk

