

TO LET - SHOP & FLAT
£32,000 PER ANNUM
85 KINGSLEY ROAD, HOUNSLOW TW3 4AH



Location – in a prominent main road location close to Hounslow East tube station.

Description – a lock up shop with separate detached offices at rear and a two bedroom flat above:

Shop unit - 545sqft (net) including rear lobby and office/store.

Rear detached offices/stores - 320sqft (gross internal)

Flat – three rooms, kitchen and wc/shower room arranged over first & second floors.

The shop and rear offices are suitable for use within Use Classes A1, A2, A3, A5 and D1 subject to planning consent. The shop and the flat have an Energy Performance Asset Ratings of 77 (band D) and 57 (band D) respectively.

Lease - on a 15 year full repairing lease with 5 yearly rent reviews.

Rent - £32,000 per annum.

Business rates - nil for businesses qualifying for business rate relief, otherwise £5,025 per annum payable at Small Business Rate 2019/20 based on an assessment of £10,250.

Viewing - through sole agents, **Dunphys**

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