

PROMINENTLY POSITIONED – A1/A2 USE

SHOP TO LET

1,066 Sq Ft (99 Sq M)

102 HIGH STREET, HOUNSLOW, TW3 1NH



LOCATION:

The property is prominently located on the prime, pedestrianised High Street of Hounslow. Occupiers in the vicinity include Costa, Argos, Benson for Beds & Ladbroke's. Transport facilities are convenient with both Hounslow Central & Hounslow East Stations (London Underground Piccadilly Line) being within walking distance. Numerous bus routes serve the area.

DESCRIPTION:

The property comprises a ground floor, corner shop with 4 car parking spaces at the rear.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL MEASUREMENTS ARE APPROXIMATE

Ground Floor

1,066 Sq Ft (99 Sq M)

TERMS:

LEASE: A new Full Repairing and Insuring Lease for a term of years to be agreed subject to periodic rent reviews.

RENT: £45,000 per annum exclusive

RATES: We have been advised that the current Business Rates payable are £16,000 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

EPC: Attached and sent separately.

LEGAL COSTS: Each party to bear their own legal costs.

IDENTIFICATION: Under the Money Laundering Regulations 2017, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.

LEASE CODE: Christo & Co have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available online.

VIEWING: Strictly by prior appointment through SOLE Agents as above.

CONTACT: Mert Seyhan
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020 7482 1203

SUBJECT TO CONTRACT

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