

PRIME RETAIL UNIT TO LET

116 High Street, Hounslow

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime trading location on High Street
- Modern well configured unit

LOCATION

The subject property is located in a high footfall location on High Street, which is restricted to buses and delivery vehicles at this point. The unit is situated immediately adjacent to **Halifax** and opposite **HSBC** and **Argos**.

Other retailers in the immediate vicinity include **Savers**, **Peacocks**, **Primark**, **Costa** and **Maplin**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 213.7 sq m 2,300 sq ft
First Floor Anc: 92.9 sq m 1,000 sq ft
Total: 306.6 sq m 3,300 sq ft

SUBJECT TO VACANT POSSESSION

RENT

£70,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (18/19)	£54,500
Rates Payable	£27,000

Interested parties should verify these figures with London Borough of Hounslow (0208 583 2000).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
nick@fawcettmead.co.uk

Subject to Contract / Vacant Possession



Hounslow



Experian Goad Plan Created: 06/11/2018
Created By: Fawcettmead



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