

PRIME RETAIL UNIT TO LET

245 High Street, Hounslow

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



Retail property expertise

- Excellent trading location on pedestrianised High Street
- Modern well configured retail unit

LOCATION

The subject property is located in an extremely high footfall location between both High Street entrances to The Treaty Shopping Centre, where occupiers include **River Island, Next, New Look, Debenhams** and **JD Sports**.

The unit is situated immediately adjacent to **CEX** and **Shoe Zone** and opposite **Nationwide** and **Greggs**.

ACCOMMODATION

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

| | | |
|---------------------|-------------|-------------|
| Ground Floor Sales: | 147.52 sq m | 1,588 sq ft |
| First Floor Anc: | 44.41 sq m | 478 sq ft |
| Second Floor Anc: | 27.13 sq m | 292 sq ft |
| Total: | 219.06 sq m | 2,358 sq ft |

SUBJECT TO VACANT POSSESSION

RENT

£80,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (17/18) £54,500

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

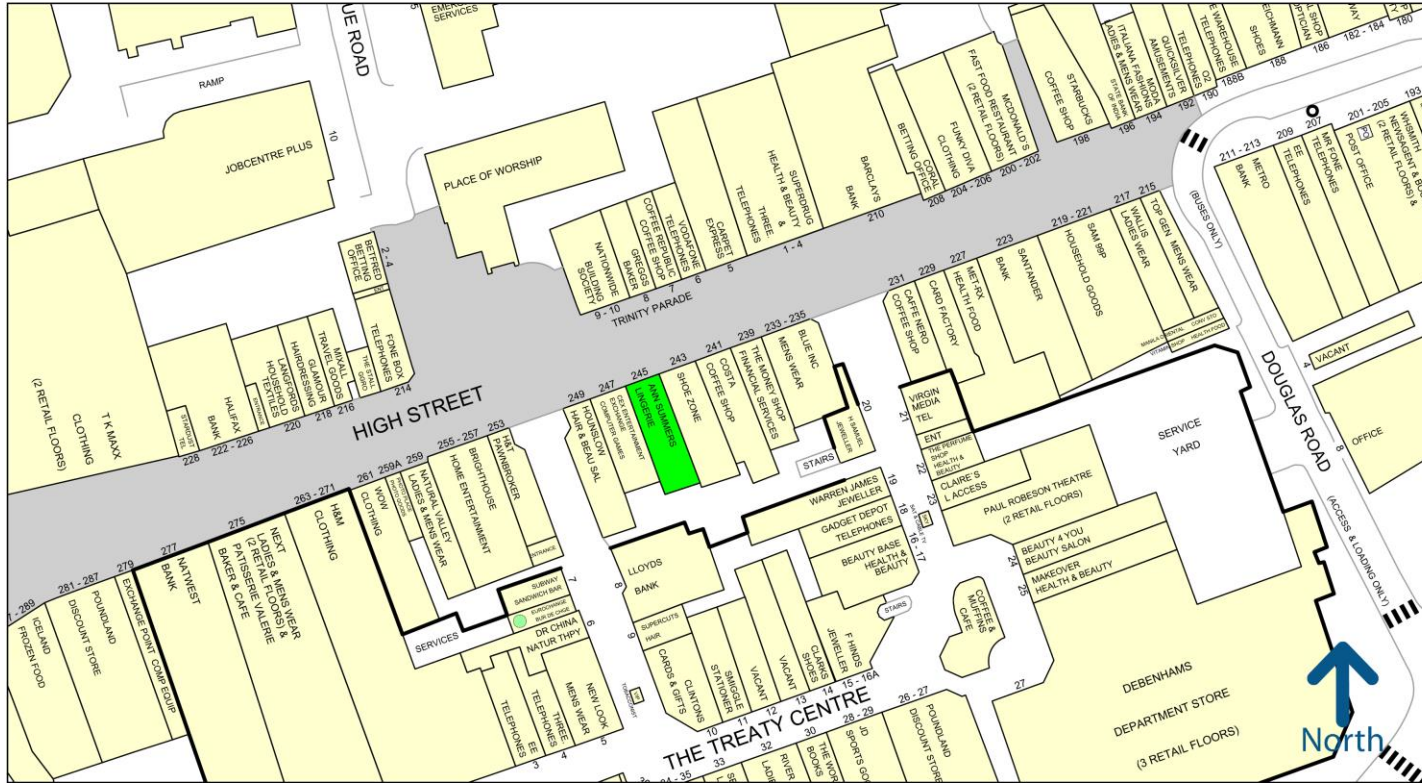
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Subject to Contract / Vacant Possession



Hounslow



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