

TO LET

108.6 SQ. M (1169 SQ. FT) APPROX.

28 HIGH STREET, HOUNSLOW, MIDDLESEX TW3 1NW

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

- **GROUND FLOOR CLASS E PREMISES**
- **BUSY HIGH STREET LOCATION**
- **CLOSE PROXIMITY TO HOUNSLOW BUS STATION**
- **3 PHASE POWER**
- **AVAILABLE ON A NEW LEASE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to

28 HIGH STREET, HOUNSLOW TW3 1NW

LOCATION

The property is located in a prominent position on High Street, Hounslow, close to the junction with Kingsley Road and Hounslow bus station.

Hounslow East underground station (Piccadilly Line) is under half a mile away.

There are a variety of independent and national retailers and food operators within close proximity to the property.

DESCRIPTION

The premises have previously operated as a hot food takeaway but offered in a shell condition ready for a tenants fit out.

The property benefits from roller shutter to front elevation, fully glazed shop front, 3 phase power, two WC's, AC unit (not tested) and high ceilings of 3.4m.

ACCOMMODATION

The property has a total approximate net internal floor area of:-

108.6 sq. m (1169 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£30,000 per annum

VAT is applicable.

BUSINESS RATES

2023 Rateable Value: £31,000

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow

ENERGY PERFORMANCE RATING

Energy Rating: D77

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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