

TO LET

217 sq. m (2339 sq. ft) approx.

205 HIGH STREET, BRENTFORD, MIDDLESEX TW8 8AH

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **RETAIL PREMISES IN BUSY HIGH STREET**
- **GROUND FLOOR PLUS ANCILLARY FIRST FLOOR OFFICE/STORES**
- **DOUBLE LOADING DOORS TO REAR**
- **NEW LEASE AVAILABLE**

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 their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in High Street, Brentford in the London Borough of Hounslow. The shop is situated on the north side of the High Street in a parade of shops adjoining Barclays Bank and other traders in the parade include Paddy Power and Betfred as well as an estate agents, pharmacy, café and convenience store.

Morrison's supermarket is in close proximity and there is a large amount of redevelopment and regeneration in the immediate vicinity. Brentford Mainline railway station is within approximately half a mile.

DESCRIPTION

The property comprises a retail unit with rear store and rear access via double loading doors to a service road and one parking space.

There is external access at the rear to the first floor which provides office and stores as well as 2 WC's and staff facilities.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor	176.0 sq. m	1894 sq. ft
First Floor	41.8 sq. m	450 sq. ft
TOTAL	217.8 sq. m	2344 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£30,000 per annum

BUSINESS RATES

2017 Rateable Value: £20,750

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

ENERGY PERFORMANCE RATING

Energy Rating: D80

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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