



248 Hanworth Road, Hounslow, TW3 3TY

SUMMARY

Commercial restaurant unit with residential uppers

Prominent location near Heathrow airport

A3 use class

Rental - £31,000 per annum

Rateable value - £13,250

Approximately 1,260 sqft total area

Premium - £60,000

Four bedroom flat with income of £1,600 PCM

Rear yard

Full refurbishment carried out in 2015

DESCRIPTION

The Property comprises a ground floor restaurant, with a four bedroom flat on the uppers. The Property benefits from a yard to the rear that can be accessed via the side gate and the kitchen.

A new shop front has been fitted. Additionally, a custom bar has been installed with new hardwood floor through the entire restaurant.

There are currently approx. 25 years remaining on the lease with 5 yearly rent reviews.

The following breakdown indicates the area's and dimensions of the unit:

Floor	Description	Area sqm	Area sqft
Ground	Restaurant	84.57	910.31
Ground	Kitchen	32.52	350.14
	Total	117.09	1260.45



LOCATION

Hounslow has a population of 66,292 and is a large commercial town and district in west London.

This property is a five minute walk from Hounslow station.

The local shopping centre is 0.3 miles away. This shopping centre comprises of a number of Cafes, restaurants and small businesses.

Hounslow Town Centre is a busy predominantly retail centre, with a small number of commercial offices and civic buildings.

This property is situated in a prime and attractive location.



TENURE

Rental	£31,000 per annum
Premium	£60,000

BUSINESS RATES

Rateable value	£13,250
Rates Payable	£6,360

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8583 5708.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Gaurav Sarna - 0208 569 8500

E-mail: gaurav@monarchcommercial.co.uk

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