



## 160 Heston Road, Hounslow, TW5 0QU

### SUMMARY

- Retail shop to let in West London
- Unit benefits from A5 class use
- Manually loaded doors
- Suitable for various businesses (STP)
- Good transport links
- Based on a busy road in Heston
- Total area of 804.7 sqft
- Free parking bays outside the property

### DESCRIPTION

Spacious retail unit available on a busy road in Heston. The unit is situated on the ground floor a total space of 804.7 sqft. The unit is currently vacant and benefits from A5 class use. The property has a kitchen and office on the ground floor.

Free parking bays outside the property and the property is a 4 minute drive to Hounslow Central Station (underground). The shop has a manually loaded shutter.

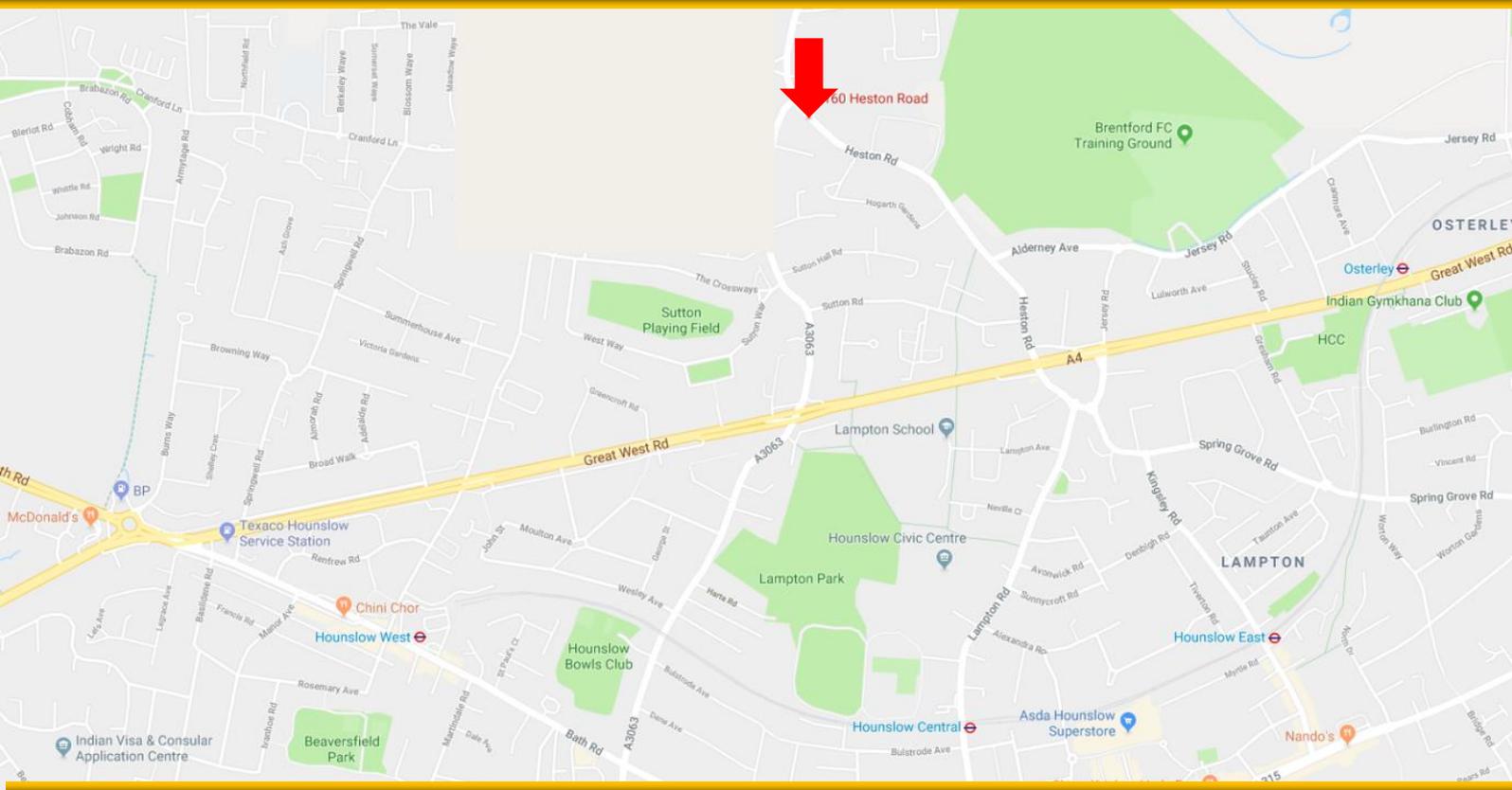
### SCHEDULE OF ACCOMMODATION

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Zone A,B	36.2	389
Ground	Internal	16	172.10
Ground	Kitchen	16.6	178.60
Ground	Office	6.1	65
Total		74.9	804.7

### LOCATION

The property is located within the London Borough of Hounslow which is located approximately 10 miles to the south west of Central London and 5 miles from Heathrow Airport. Hounslow benefits from having three London Underground stations, Hounslow West, Hounslow Central and Hounslow East, served by the Piccadilly Line in Zone 5, providing excellent access into Central London.



**TENURE**

Rent £25,000p.a

**BUSINESS RATES**

Rateable value £8,300

Payable rates £3,984

Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8583 4242.

**VAT**

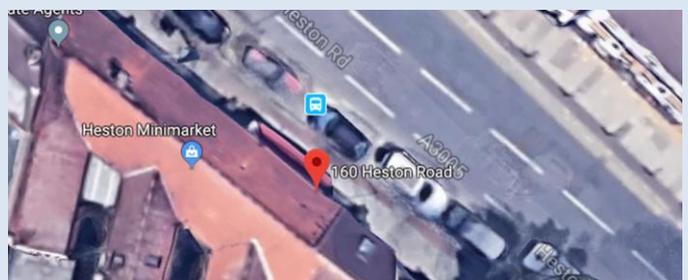
To be confirmed

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**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:

**Ankur Lakhanpal** 0208 569 8500  
E-mail: [ankur@monarchcommercial.co.uk](mailto:ankur@monarchcommercial.co.uk)

**Raj Sandhu** 0208 569 8500  
E-mail: [Raj@monarchcommercial.co.uk](mailto:Raj@monarchcommercial.co.uk)

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