MONARCH COMMERCIAL

To Let

158 High Street, Hounslow, TW3 1LR

SUMMARY

- Retail shop to let in Hounslow
- Situated on the High Street
- Unit benefits from A5 Class use
- Suitable for various businesses (STP)
- Excellent transport links
- New lease available in March 2020
- Prime location
- Currently occupied by Subway
- Short walking distance to Hounslow Central & Hounslow East Tube Stations
- Close to Hounslow bus garage

DESCRIPTION

Retail unit is available to let on High Street, Hounslow. The unit benefits from A3 class use and is currently occupied by a high street retailer Subway. The unit will be vacant and a new lease to be granted from March 2020.

SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Unit	104	1,120
Total		104	1,120

LOCATION

High Street 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. The retail shop is a walking distance to Hounslow Central and Hounslow East, served by the Piccadilly providing excellent access into Central London and Heathrow airport. Currently large regeneration is underway in and around High Street, Hounslow.

Nearby traders include Rayman, Sports Direct, JD Sports, Boots, Mc Donald's, KFS, Shopping Centre and Costa Coffee.

Monarch House, 8 Church Street, Isleworth, Middlesex, TW7 6XB
www.monarchcommercial.co.uk

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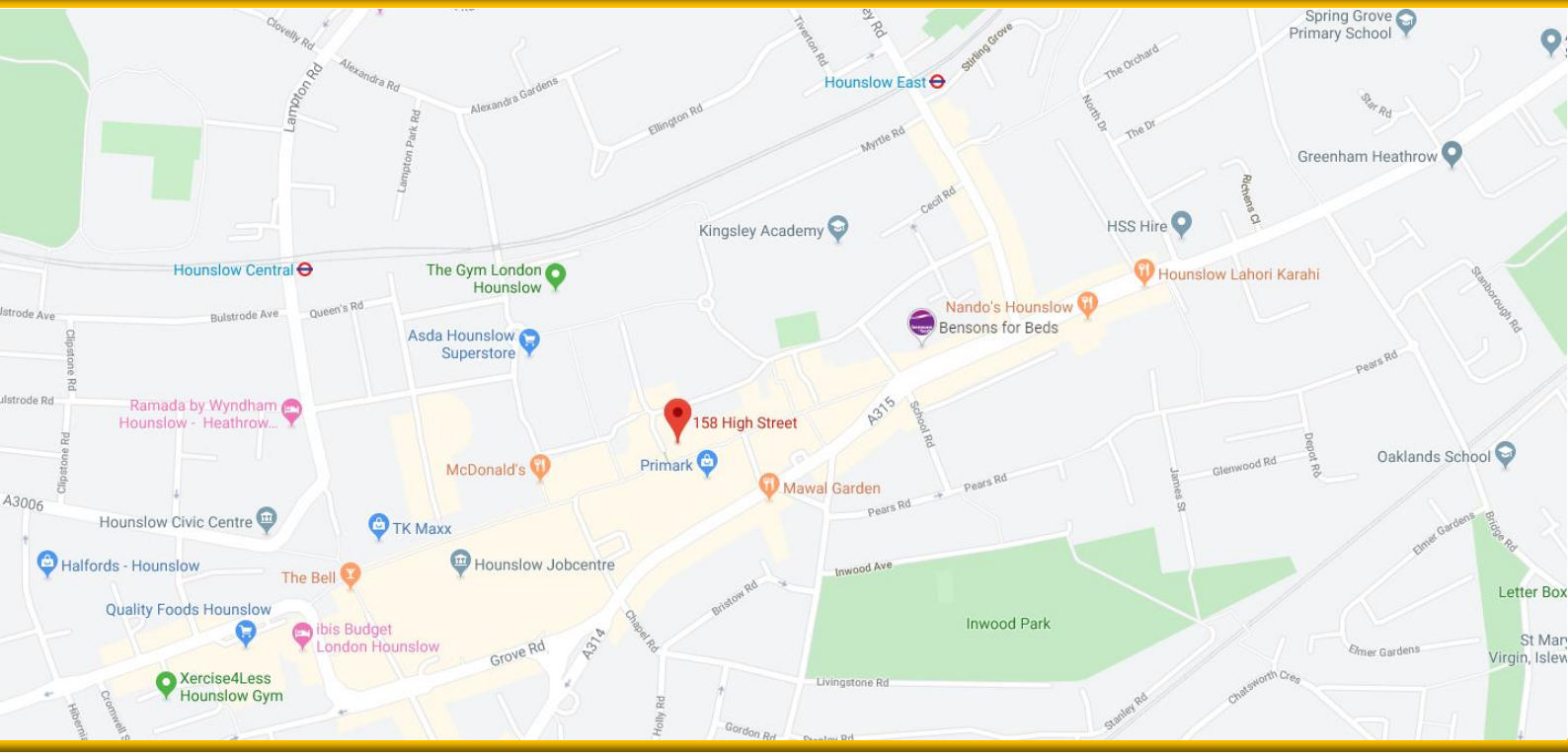


TENURE

Rental £65,000

BUSINESS RATES

To be confirmed.
Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8583 2000.

EPC

Certificate available upon request

VAT

To be confirmed

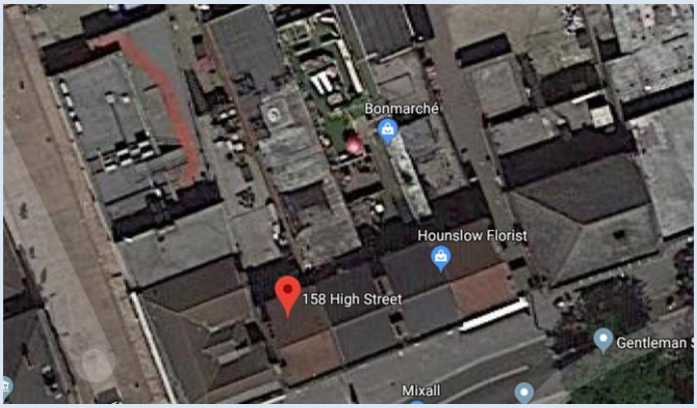
LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

Misrepresentation Act: 1. Monarch Commercial on its own behalf and on behalf of the vendor/lessor of this property whose agent Monarch Commercial is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Monarch Commercial nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.



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

Jas Dhoofer 0208 569 8500
E-mail: jas@monarchcommercial.co.uk