



218 Lampton Road, Hounslow, TW3 4EX

SUMMARY

- Vacant retail unit available in West London
- Unit benefits from A1/A2 Class use
- Suitable for various businesses (STP)
- Good transport links
- Walking distance to Hounslow Central Station
- Walking distance to local bus stops
- Free parking bays outside the property
- Easy access to Heathrow Airport

DESCRIPTION

Vacant retail unit is available in Hounslow Central. The unit offers a ground floor space of 314.16 sqft. The unit benefits from A1/A2 class use and is based near on a prime busy location. The property benefits from a manually loaded shutter, free parking bays outside the property and is a short walk to Hounslow Central Station (underground).

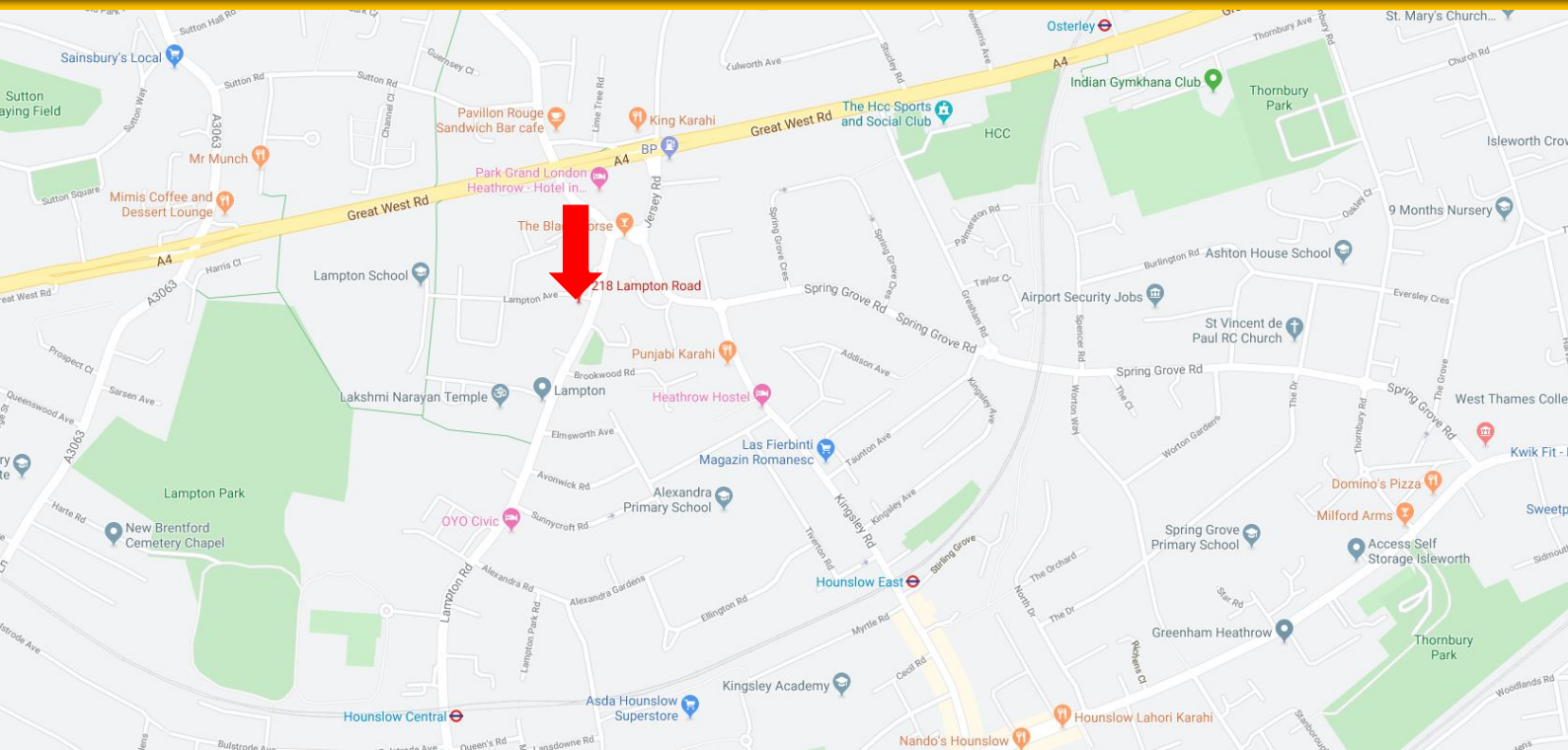
SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Zone A	18.9	203.36
Ground	Retail Zone B	10.3	110.80
Total		29.2	314.16

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

Rental £13,000 p.a

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

No VAT.

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
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