



88 Lampton Road, Hounslow, TW3 4DJ

To Let:

1,231.83 Sq Ft (114.44 Sq M) Internal Unit with
675.97 Sq Ft (62.8 Sq M) External Decking



Café/Retail Use

Available Immediately

Lease upto 25 years with 5 year RPI rent reviews

Offers in Region of £30,000 per annum



Important: Banco Surveyors Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Banco Surveyors Limited or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Banco Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property (v) all rentals and prices are exclusive of VAT.



Location

The property is located on the west side of Lampton Road with new apartments either side and above the unit. A short distance to the north from Hounslow Central tube station (Piccadilly Line). The Great West Road (A4) is located a distance to the north and Hounslow town centre nearby.



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Description

Internal repairing only, the premises provide accommodation arranged over the L shaped ground floor with a partitioned unit in the rear. The internal/external walls remain listed with access from the side road. Glass fronted windows and bi folding door and windows from the entrance to be fitted by the owner. Disabled lift and staircase to the first floor decking leading to the entrance. Ideal for Café/Retail (A1/A3) use with phase two of Lampton Road still underway. The premises also benefit with a natural walkway towards Lampton Park 100 yards away.

Floor Area:

Internal	1,231.83 Sq Ft (114.44 Sq M)
Decking	675.97 Sq Ft (62.8 Sq M)

Business Rates

Prospective tenants are advised to make their own enquiries in this respect direct to the London Borough of Hounslow Commercial Rates Department Telephone no. 0208 583 5708.



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Energy Performance Certificate

To be confirmed.

Proposal

The unit is available on a new lease on an internal repairing and insuring basis for a term upto 25 years with a 5 year RPI rent review.

Rental

Offers in the region of £30,000 per annum.

Legal Costs

Each party is responsible for their legal costs.

Viewing

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Banco Surveyors Ltd acting as sole agents

Ref: 1020



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