



Unit 2, 141-149 Staines Road, Hounslow, TW3 3JB
Business for sale: Prominently Located A1 Off Licence
616 SQ FT (57.26 SQ M)



Trading as an Off Licence
New Lease to be Granted
Rent £18,000 per annum

Premium £45,000 (fixtures / Fittings included)

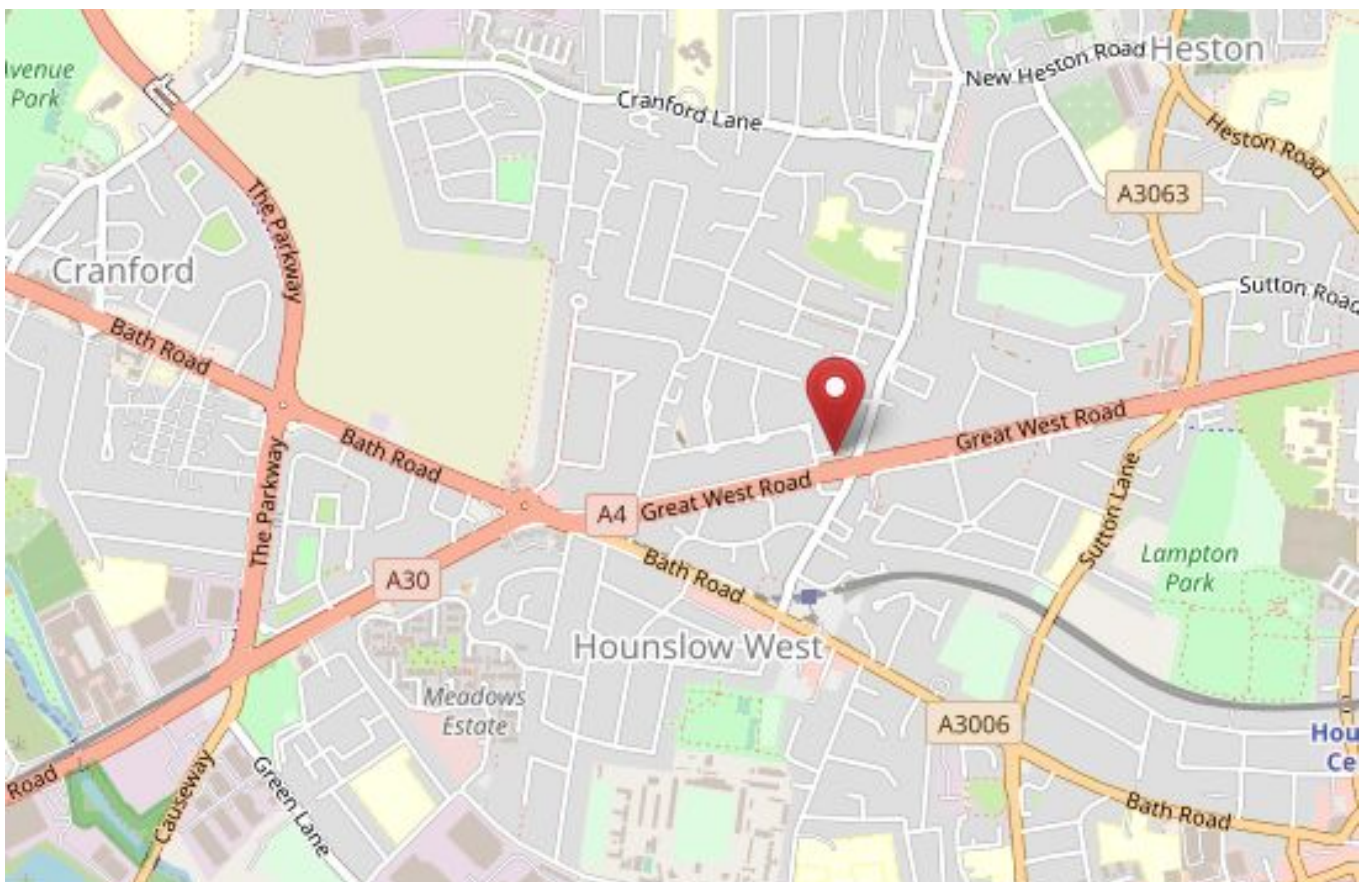


Important: Banco Surveyors Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of 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 Staines Road, Hounslow within close proximity to the High Street and within a short walking distance of Hounslow Central Underground (Piccadilly) and Hounslow Station (South West Railway). Hounslow Bus Garage sits at the end of the High Street and many bus routes pass nearby with services in Hounslow, Feltham and beyond.



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Description

The property is 1 of 6 units trading as an off licence / convenience store and is fitted with brand new shelves, fridges, display fridges, counter display, internal lighting, cctv, and remote-controlled electric shutters. The property offers a large retail area with a WC and a storage room in the rear. The property also benefits with a large front court, which could be used as an outside trading area or car parking space for 2-3 cars.

Ground floor

Retail floor Area 444 sq ft (41.27 sqm)
Storage/WC 172 sq ft (15.99 sqm)

Total Area 616 sq ft (57.26 sqm)

Front Court 556 sq ft (51.67 sqm)

All measurements are approximate and measured on a gross internal area basis.

Business Rates

The Valuation Office website indicates a 2020 Rateable Value of £8,800.

Energy Performance Certificate

The accommodation has an Energy Performance Asset rating of 73 (within band C).

Proposal

The unit is available on a new lease on an internal repairing and insuring basis for a term of years to be negotiated subject to periodic rent reviews.

Rental

The quoting rent is £18,000 per annum. VAT is not applicable to the rent.

Premium

£45,000 for fixtures / fittings and good will.



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Legal Costs

Each party to be responsible for their legal costs.

Viewing

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Banco Surveyors Ltd and Open House Agents Ltd acting as joint agents.

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