



216 Great West Road, Hounslow, TW5 9AW
To Let: Prominently Located A2 Lock Up Shop
493 SQ FT (45.80 SQ M)



A2 Retail Use
Available Immediately
Flexible Terms
Rent £14,000 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

Highly prominent location forming part of a shopping parade fronting Great West Road. The shop lies in a parade of 1930s shops between Vicarage Farm Road and Broad Walk, fronting the busy Great West Road (A4). Within close proximity to Hounslow West Underground Station (Piccadilly Line) connecting to Heathrow and Central London.



Description

The premises comprise a ground floor lock up shop/office unit within a building of conventional design and construction dating from the 1930s. The property is situated within a two storey parade of shops with rear service road.



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Accommodation

The shop has recently been refitted and decorated out for use as an office. The shop front is fully glazed with roller shutters. Internally the shop area has suspended ceilings with recessed light fittings, carpet flooring, WC, Kitchenette and store cupboard. Access to rear access road.

Retail unit (A2 Use) area approx. 493sq ft (45.80 sqm).

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

Rating Assessment

Interested parties are advised to contact the London Borough of Hounslow to obtain this figure.

Energy Performance Certificate

The accommodation has an Energy Performance Asset rating of 85 (within band D).

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. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended) The quoting rent is £14,000 per annum. VAT is not applicable to the rent.

Legal Costs

Each party to be responsible for their legal costs.

Viewing

Contact: Mr Harj Banger, Banco Surveyors Ltd acting as sole agents
Phone: 0203 981 6600
Email: hb@bancosurveyors.com
Ref: 1003



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