



10 Staines Road, Hounslow, TW3 3JS

To Let: Prominently Located A1 Retail Use

2,623 SQ FT (243.7 SQ M)



Available Immediately
Rent **£85,000 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 unit is located on the pedestrianised stretch of Bell Square facing the 148 room Ibis Hotel, which includes a Tesco Express at the ground floor. In the immediate vicinity is The Treaty Centre, Hounslow High Street prime retail stores - making this a strategically located unit that benefits from footfall drivers on either side. Notable nearby occupiers include TK Maxx, H&M, Next and Wilko. It is within a short walking distance of Hounslow Central Underground (Piccadilly), Hounslow (South West) Railway Station and Hounslow Bus Garage sits at the end of the High Street with many bus routes passing nearby.



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Description

The unit is a ground floor A1 premises, which has the benefit of shop frontage and has the following floor area:

Ground Floor: 2,623 sq ft (243.7 sqm)

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

Business Rates

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 244 (within band G).

Proposal

The unit is available on a new lease on a full repairing and insuring basis for a term of 10 years.

Rental

The quoting rent is £85,000 per annum.

Legal Costs

Each party to be responsible for their legal costs.

Viewing

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Banco Surveyors Ltd acting as sole agents

Ref: 1019



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