

## Prime Shop Lease Available

**HOUNSLOW**  
227 High Street

**\*Confidentially Available - Staff Unaware\***



### LOCATION

The subject property is located in a busy trading location on pedestrianised High Street adjacent to **Card Factory** and **Santander**. Other retailers close by include **Debenhams**, **McDonalds** and **Superdrug**.

An extract from the street plan is attached upon which the property has been highlighted.

### ACCOMMODATION

The property is arranged on ground floor only comprising the following approximate net internal floor areas and dimensions:-

Gross Frontage	21 ft 4 in	6.50 m
Net Frontage	18 ft 4 in	5.59 m
Internal Width (max)	17 ft 0 in	5.18 m
Shop Depth	90 ft 6 in	27.58 m
Ground Floor Sales	1,490 sq ft	138 sq m

### LEASE

The property is available by way of an existing effectively full repairing and insuring lease expiring 27th April 2020 at a current rent of **£64,000 per annum exclusive** of rates, service charge and VAT.

### TERMS

**Incentives are available** to an ingoing tenant - further details upon request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£58,000
UBR (2015/16)	£0.493
Rates Payable	£28,594

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### EPC

The property has a Band C Energy Performance Asset Rating. A copy of the EPC can be provided upon request.

### VIEWING

As staff are unaware, all viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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Subject to Contract

