

## Shop to Let

HOUNSLOW

3-5 High Street

Subject to Vacant Possession

### Location

The property occupies a prime trading position on Hounslow High Street, adjacent to Nando's and Creams. The property is well situated amongst a vibrant mix of national retailers together with well established local operators.

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

### Accommodation

The premises are arranged over ground floor only comprising the following approximate net internal floor areas and dimensions:-

Ground Floor	3,876 sq ft	360.11 sq m
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### Lease

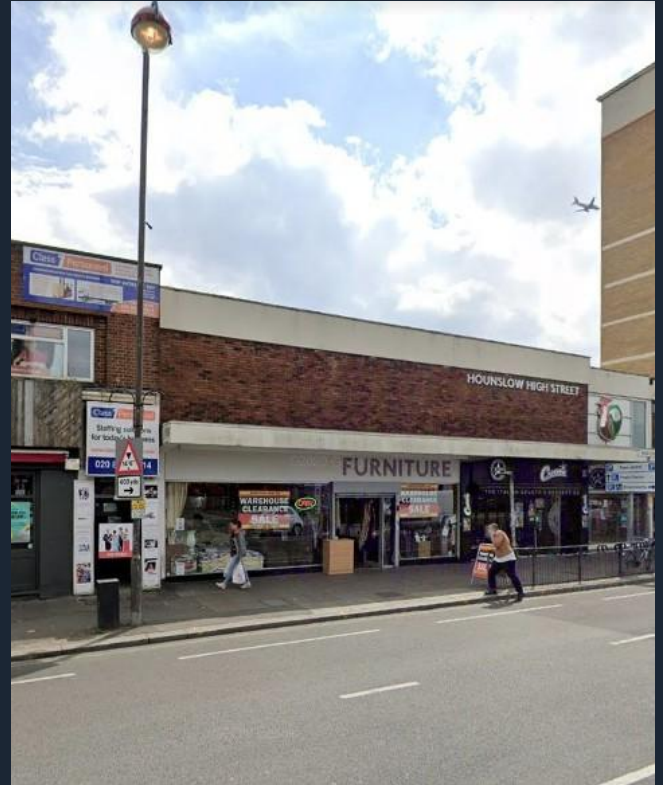
The property is available by way of a new effectively full and repairing and insuring lease for a term to be agreed.

### Rent

On application.

### 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	£70,500
UBR (2020/2021)	£0.512
Rates Payable	£36,096

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

### EPC

An EPC has been commissioned and a copy can be provided upon request.

## Viewing

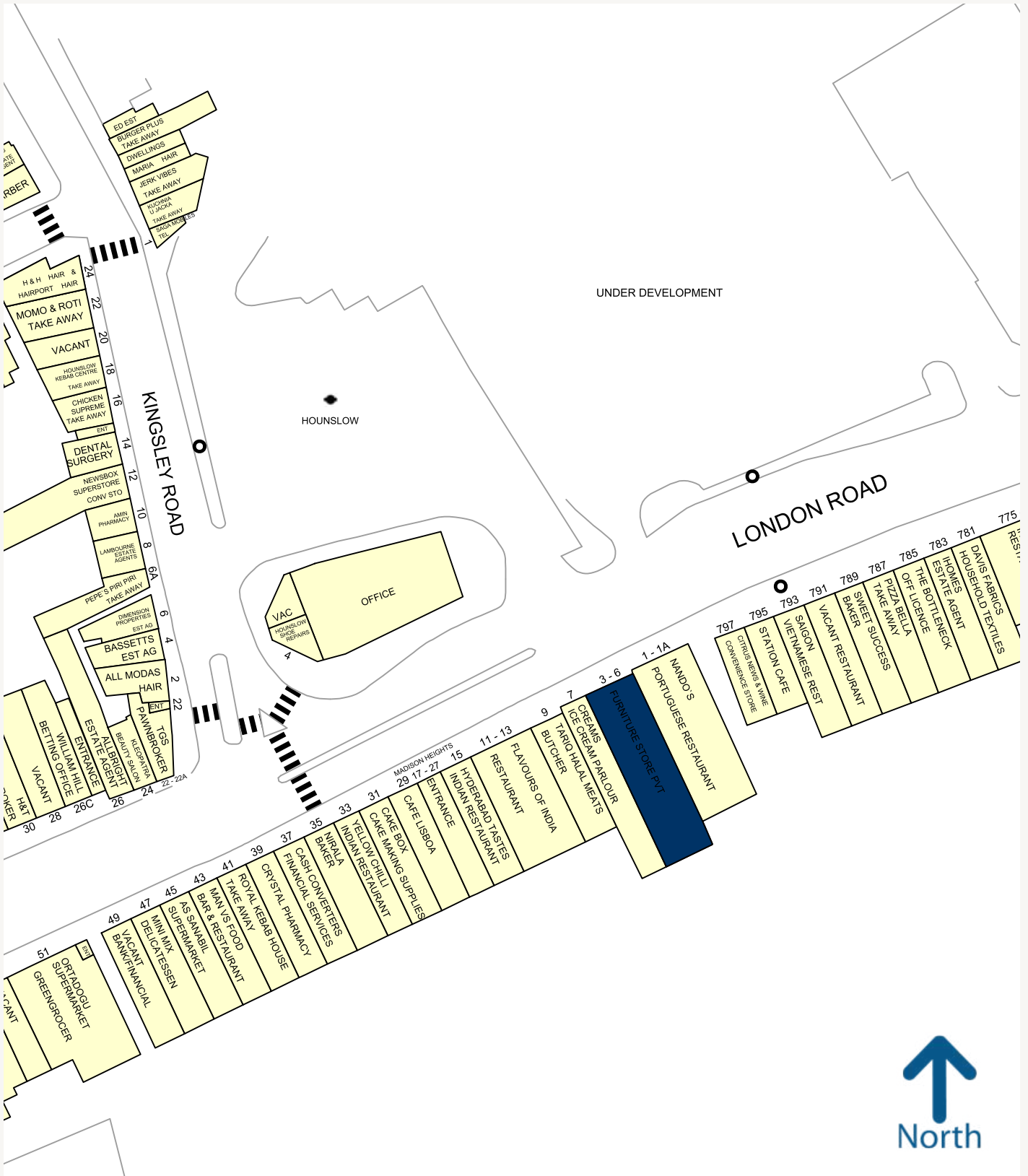
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

**Rory Gittins**  
rory@primeretailproperty.com  
020 7016 5345

**Tim Lloyd**  
tim@primeretailproperty.com  
020 7016 5340





# Prime<sup>+</sup> Retail

Europa House  
2 Conduit St, Mayfair  
London, W1S 2XB  
[primeretailproperty.com](http://primeretailproperty.com)

For more information contact:  
**020 7016 5340**

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