

# Prime<sup>+</sup> Retail

## 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
--------------	-------------	-------------

### Lease

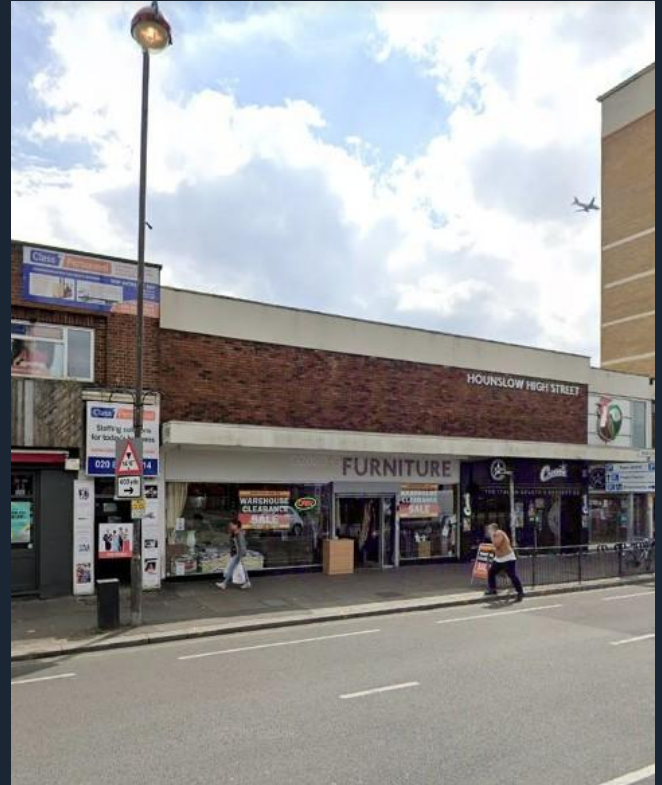
The property is available by way of a new effectively full and repairing and insuring lease for a term to be agreed.

### 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

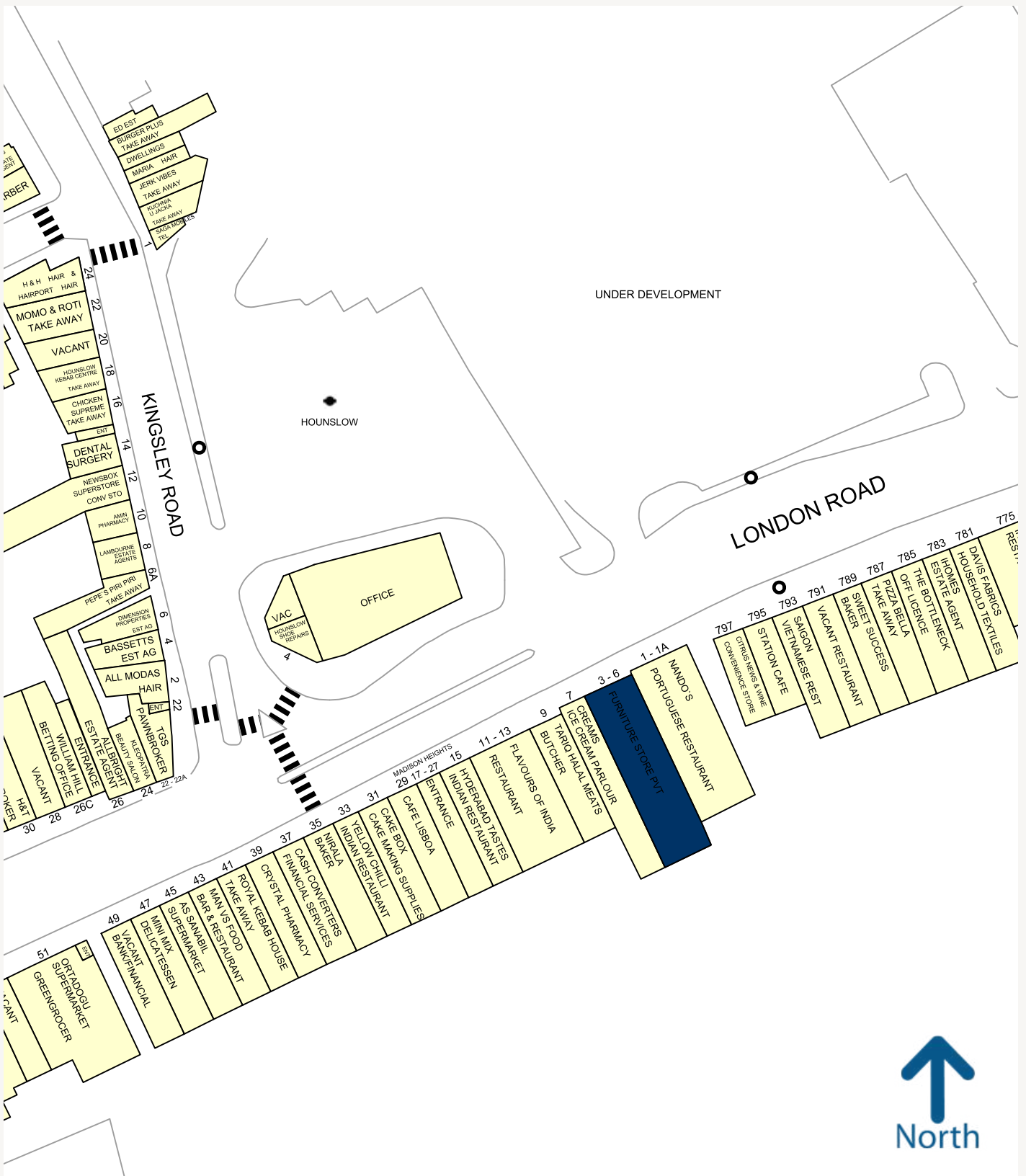
All viewings are strictly by prior appointment.

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

primeretailproperty.com

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

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.