

# Prime<sup>+</sup> Retail

## To Let

### HOUNSLOW WEST

302 Bath Road

Subject to Vacant Possession

### Location

The property occupies a busy trading position on Bath Road within walking distance of Hounslow West underground Station. The unit benefits from a corner location with a return frontage on to Rosemary Avenue.

Nearby occupiers include KFC, Pizza Hut and Iceland.

The situation of the property is highlighted on the attached map for indicative purposes only.

### Accommodation

The property is arranged over ground and first floor, comprising the following approximate net internal floor areas:

Ground Floor Sales	231 sq m	2,487 sq ft
First Floor	14.5 sq m	157 sq ft

### Lease

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

### Rent

£85,000 per annum exclusive.



### Rates

We have been verbally advised that the premises has been assessed as follows:

Rateable Value	£30,250
UBR (2021/2022)	0.512
Rates Payable	£15,488

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

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

### EPC

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

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

**Rory Gittins**  
rory@primeretailproperty.com  
07721127212

**Josh Gettins**  
josh@primeretailproperty.com  
07393464607





**Prime<sup>+</sup>**  
**Retail**

[primeretailproperty.com](http://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.