



TO LET

**5 HIGH STREET
HOUNSLOW, TW3 1RH**

3,225 SQ FT (299 SQ M)
GROUND FLOOR COMMERCIAL PREMISES

ASKING RENT
£95,000
PER ANNUM EXCLUSIVE

- 3,225 SQ FT (299 SQ M)**
- CLASS E USE**
- NEW FRI LEASE**
- FLEXIBLE TERMS AVAILABLE**
- REAR LOADING BAYS**
- PRIME HIGH STREET POSITION**

LOCATION & DESCRIPTION

The property is prominently situated on the busy High Street in Hounslow, benefitting from high footfall and excellent visibility. Hounslow is a vibrant and established commercial centre in West London, with a diverse mix of national and local retailers, restaurants and service providers. The premises offer extensive ground floor retail accommodation with rear loading access.

TERMS

The premises are available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

PLANNING

We believe the current permitted use to be Use Class E, including retail, professional services, café, health clinics, indoor recreation/sport and office use. Interested parties should make their own enquiries with the local authority.



SERVICE CHARGE
TBC

BUSINESS RATES
All relevant parties are advised to contact the London Borough of Hounslow for information etc.

ACCOMMODATION SCHEDULE	
DESCRIPTION	AREA
Ground Floor Commercial Premises	3,225 sq ft (299 sq m)
TOTAL APPROXIMATE AREA	3,225 sq ft (299 sq m)
VAT	VAT payable.
EPC	EPC Rating: B (42)
FLOORPLANS	Floorplans available upon request.
CODE FOR LEASING BUSINESS PREMISES	Please see our website for more information.
ANTI-MONEY LAUNDERING	Applicants will be subject to AML checks before proceeding upon an accepted offer.