

# Units 8, 9 & 11 Tintern House, High Street, Brentford TW8

## Prime High Street Retail Opportunity – 2,175 Sq.Ft.



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### Description

Prominently located just off East Bradbury Way on the High Street in Brentford, we have three new retail and leisure units beneath a new build residential scheme backing onto the river. The units are within a 10 minute walk of Brentford Station, connecting to London Waterloo, and an extensive local bus network.

The units benefit from excellent footfall, with 876 new high end apartments forming part of the scheme. There is a wider catchment population of 390,000, and a programme of events put on throughout the year drawing people to the area.

Internally the premises will be delivered in shell condition with 3-phase power and benefits from 3 metre high ceilings and prominent glazed frontage.

Nearby occupiers include Gail's, Everyman Cinema, Morrison's, KFC, Specsavers, Greggs, Holland and Barrett, Sam's Larder and a range of independents.

### Accommodation

Each of the units are arranged over the ground floor only and are self contained units.

They comprise the following approximate gross internal floor area(s):

Floor	sq ft	sq m
Unit 8	1,302	121
Unit 9	495	46
Unit 11	375	35
<b>Total</b>	<b>2,175</b>	<b>202</b>

### Tenure

The properties are each available by way of new fully repairing and insuring leases for a term to be agreed, subject to upwards only rent reviews every 5 years.

Leases to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.



### Rent

Unit 8: £45,000 per annum exclusive  
Unit 9: £15,000 per annum exclusive  
Unit 11: £14,000 per annum exclusive

### Business Rates

The premises is yet to be assessed for rating purposes. Interested parties are advised to make their own enquiries with Hounslow Council's Rating Team.

### EPC

Certificate available upon request.

### Further Information and Viewing

Viewings are by appointment via sole agents Levy Real Estate

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## Location Plan

Not to scale, indicative only.



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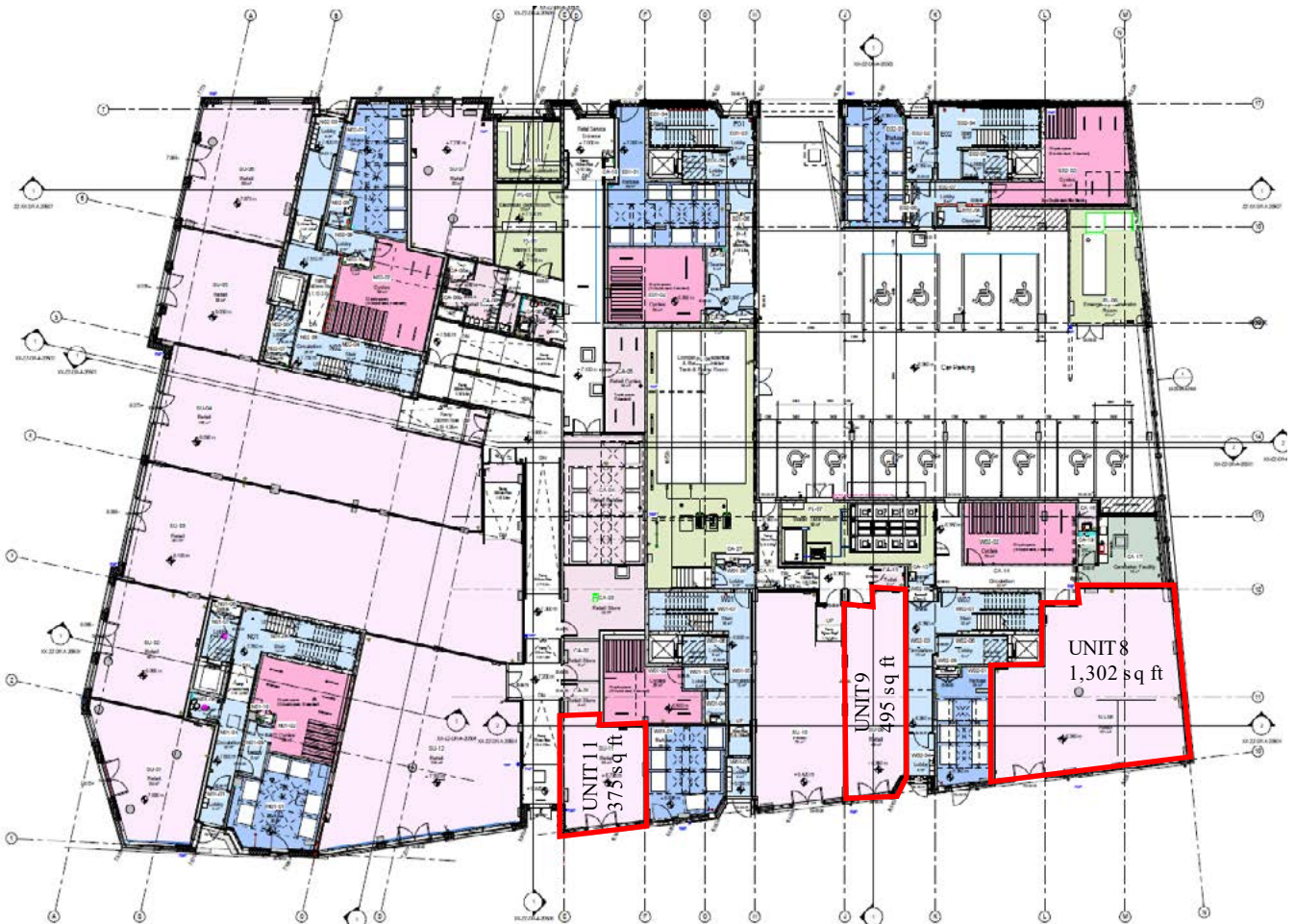
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