

# Prime Location

GROUND FLOOR LOCK SHOP



## HOUNSLOW

42, HIGH STREET, TW3 1NW

# TO LET

## Acrewoods

CHARTERED SURVEYORS est 2003

34 Kingsley Road  
Hounslow, Middlesex  
TW3 1NS  
0208 577 5733

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## LOCATION

The premises are located in a busy area facing HIGH STREET HOUNSLOW, near the junction with Kingsley Road.

Located within a mixed-use parade, the Bus Garage and Hounslow East Underground are within 5-minute walk.

## DESCRIPTION

The shop comprises a mid-terrace unit, with accommodation at ground level. Large open plan shop with suspended ceiling, solid floor and metal shop front, forecourt and shutter.

Towards the rear of the shop, ancillary storage, kitchen and WC.

Recently refurbished.

## ACCOMODATION

Floor	Use	Sqm (Approx.)	Sqft (Approx.)
Ground	Main retail	26.00	299
	Back room	14.75	159
	WC	2.62	28
Outside	Small yard	TBC	TBC
	Forecourt	1.30	7.6

## RATES.

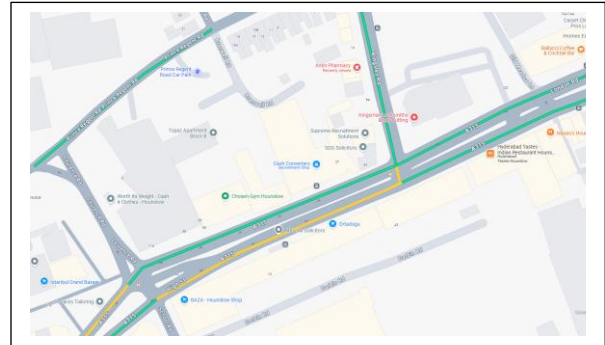
The Rateable Value is awaiting confirmation.

## EPC.

Awaiting confirmation.

## LEGAL COSTS.

Each party is responsible for their own costs.



## LEASE

A new 10-year FRI lease for a term to be agreed.

## USE

E (non-hot food).

## RENT

In excess of £27,000 per annum.

## VAT

VAT does not apply to this lot.

## VIEWING.

For all enquiries, contact **Paul Baker** at ACREWOODS Chartered Surveyors.

[enquiries@acrewoods.com](mailto:enquiries@acrewoods.com)

## Anti-Money Laundering (AML)

regulations now require it to be a standard procedure to undertake personal, company, and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.