

Prime⁺ 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	£36,000
UBR (2023/2024)	0.512
Rates Payable	£18,432

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





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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.