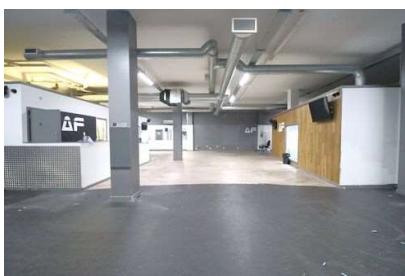
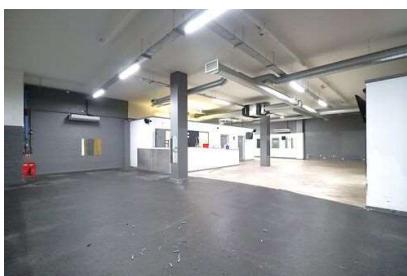
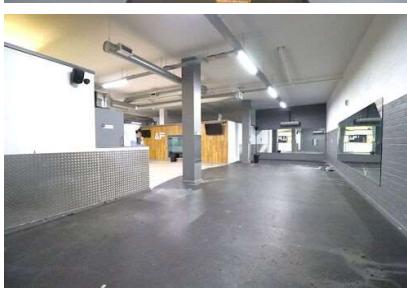
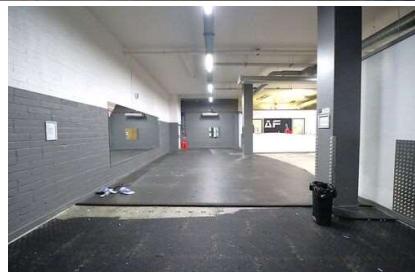
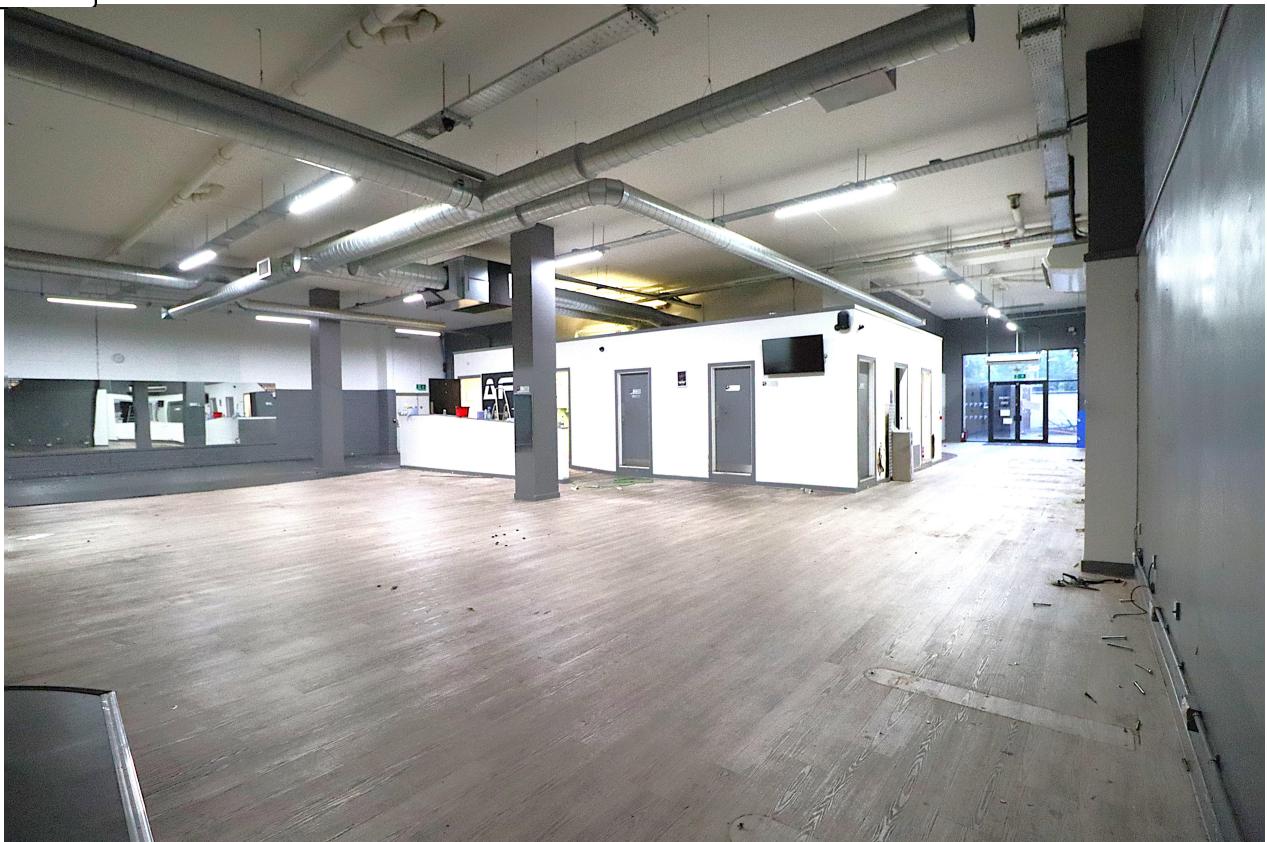


TO LET



**Unit 4, 44-52 High Street, Hounslow, TW3 1NW**

**£ 76,000** Per Annum

## Highlight Features

- ✓ Available Now
- ✓ Close to Tube Station
- ✓ Easy Access
- ✓ Front and Back Access
- ✓ New FRI Lease
- ✓ No Premium

## Description

Very large commercial unit to let in a prime location in Hounslow. Previously trading as a gym, this property consists of ground floor partitioned spaces, fitness studio, office, changing rooms, WCs and shower room. Further benefits include front and back access.

### Location:

The premises is on High Street, Hounslow, TW3. Located within a 5 minutes' walk from Hounslow East station, providing a busy commuter easy access into Heathrow and Central London. Hounslow Town Centre provides a whole host of well-known High Street retailers, banks, restaurants and various other businesses.

### Terms:

The property is available by a way of a new Full Repairing and Insuring lease (FRI) for a term to be negotiated at an annual rent of £76,000 + Vat.

### Accommodation:

Ground floor unit: 461 sq m / 4,962 sq ft.

### Usage:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Hounslow Council.

#### **Business rates:**

Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

#### **Value Added Tax:**

Vat is applicable on the rent.

#### **EPC:**

This property has an energy performance rating of D.

#### **Legal Costs:**

Each party to bear their own legal costs incurred in this transaction.

#### **Viewings:**

Strictly by an appointment via Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)