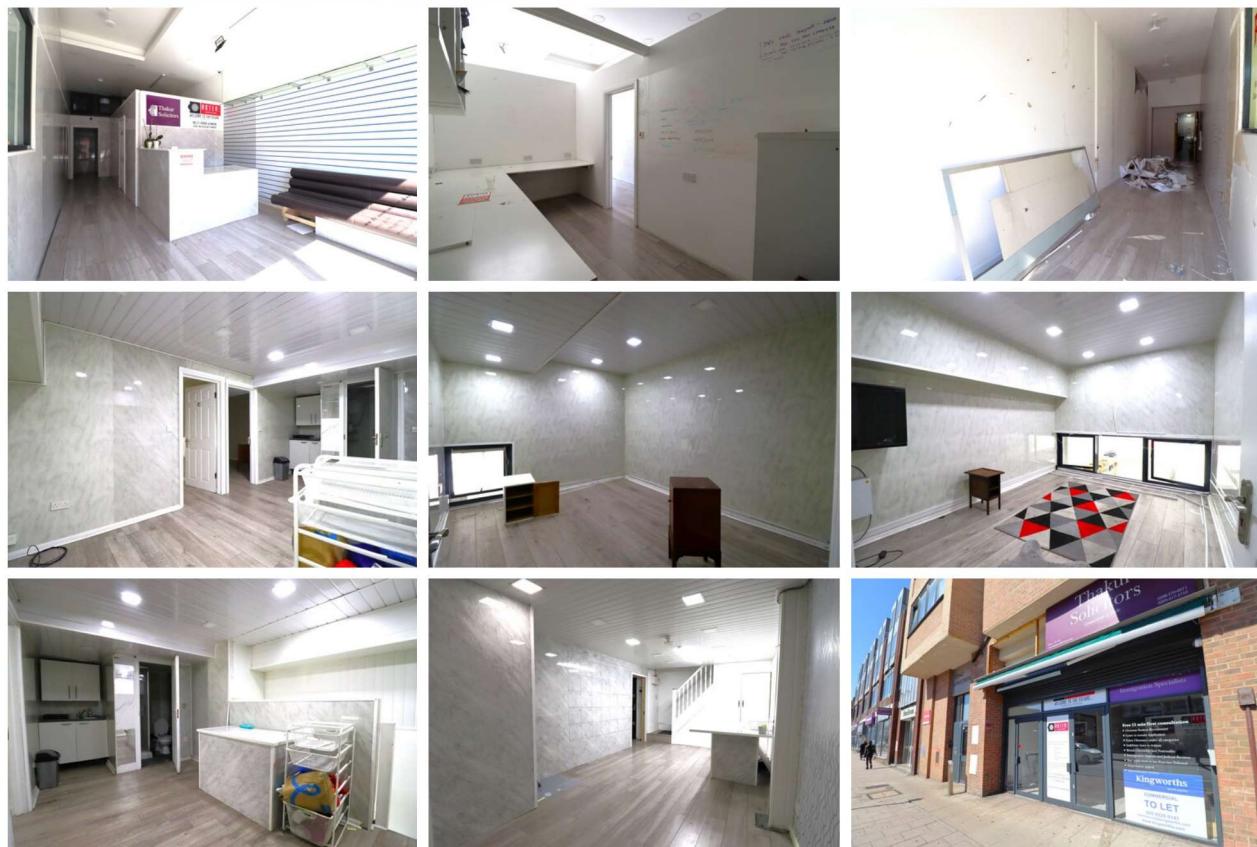


TO LET



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

£ 32,000 Per Annum

## Highlight Features

- ✓ Available Now
- ✓ Close to Tube Station
- ✓ Flexible Terms
- ✓ Great Transport Links
- ✓ Large Commercial Property
- ✓ New Lease

## Description

Large commercial unit to let on prime location in Hounslow. The property consists of ground floor, partitioned spaces and mezzanine level with two offices, kitchenette, WC and shower room.

### 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 national, high-street retailers and various businesses.

### Terms:

The property will be available by a way of a new Full Repairing and Insuring lease (FRI) for a term to be negotiated at an annual rent of £32,000 plus Vat.

### Accommodation:

Ground floor / mezzanine

### 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.

**EPC:**

This property has an energy performance rating of B.

**Legal Costs:**

Incoming tenant to bear landlord's legal costs as well as their own.

**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)