

Highly Prominent  
**SHOP LEASE FOR SALE**  
 (136 sq.m / 1470 sq.ft)



300 Bath Road, Hounslow, Middlesex TW4

**020 8506 9900**

[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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## Location

The premises are located in a prominent position in a busy parade directly opposite Hounslow West Underground Station. Multiple retailers in the immediate location include **Boots, Iceland, Barclays, Santander, Pizza Hut & Ladbrokes**. The area has excellent transport links with Central London and lies within close proximity to Heathrow Airport.

## Accommodation

The accommodation comprises of a ground floor lock up shop:

Int Width	4.5m widening to 5.9m after 9.5m	(14ft 9ins widening to 19ft 4" after 31ft 2")
Int Depth	25.4m	(83ft 4")
WC		
<b>Total Area</b>	<b>136 sq.m</b>	<b>(1470 sq.ft)</b>

## Lease

The premises are held of a FRI lease for a term of 10 years from November 2011.

## Rent

£43,200 from November 2012 and subject to review in November 2017.

## Premium

The current leaseholder is seeking a premium, offers are sought in excess of £60,000.

EPC Certificates are available upon request.

## Rates

The local rating authority has verbally advised us the property is currently assessed as follows:

Rateable Value	£13,000
UBR 2013/2014	£0.471
Rates Payable	£6,123

Interested parties are advised to make their own enquiries directly to London Borough of Hounslow (020 8583 2000) in this regard.

## Legal Costs

Both Parties to bear their own costs.

## Viewing

By prior appointment with agents Countrywide Commercial

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