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# CLASS E UNIT TO LET IN HOUNSLOW

## 136-138 HIGH STREET, HOUNSLOW, TW3 1LR



## Location:

The subject property occupies a prominent position on the High Street. Hounslow East and Hounslow Central tube stations (Piccadilly line) are located a short walk away from the premises.

Nearby multinational tenants include Specsavers, Iceland, Primark, JD Sports and Greggs amongst many others.

## Accommodation:

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

Ground Floor: 3,612 sq. ft. (335.57 m<sup>2</sup>)

## Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

Offers in excess of £100,000 per annum exclusive.

#### Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

#### Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

#### Viewings:

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## Location Map:



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