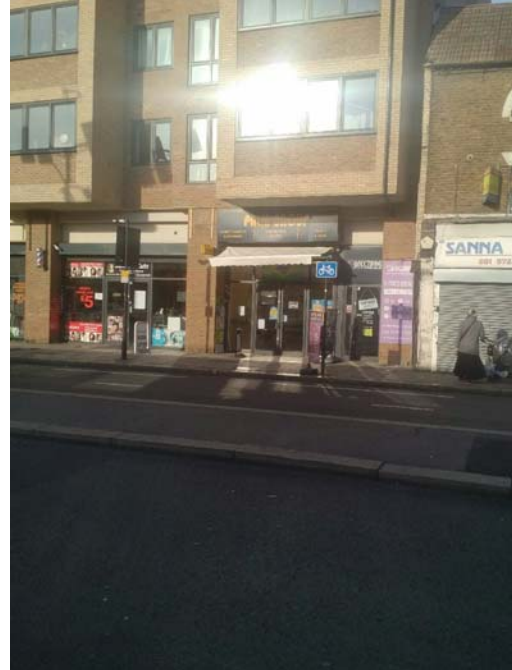


## SHOP TO LET

### UNIT 3, 45-52 HIGH STREET HOUNSLOW TW3 1NW



#### Location

The property occupies a prominent location at the eastern end of Hounslow High Street close to Harveys, Bensons for Beds, William Hill, H & T, British Heart Foundation.

#### Description

The premises comprise a ground floor shop providing the following approximate dimensions and areas:

Frontage	13 ft 3ins	4m <sup>2</sup>
Depth	61 ft 9ins	18.8 m
Ground Floor	875 sq ft	81.3m <sup>2</sup>

#### Lease

The premises are offered on a new lease for a term to be agreed.

#### Rent

£30,000 p.a. exclusive.

#### Rates

Rateable Value £27,750  
Rates Payable (2018/19) £13,700

#### Legal Costs

Each side is to pay its own legal costs.

#### Viewing

Strictly by prior appointment through  
John Charles 020 7935 6501  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.

