

## SHOP TO LET

### 217 HIGH STREET HOUNSLOW



#### **Location**

The premises occupy a prime location, adjacent to Sam 99p, Caffè Nero, Boots, W H Smith and Card Factory.

#### **Accommodation**

The shop comprises the following approximate dimensions and areas:

Net Frontage	20ft 4in	6.2m
Shop Depth	94 ft	28.6m
Ground Floor:	1,750 sq ft	163m <sup>2</sup>

#### **Lease**

A new 10 or 15 year FRI lease with a five yearly rent reviews.

#### **Rent**

£60,000 per annum exclusive.

#### **Rates**

Rateable Value £55,000

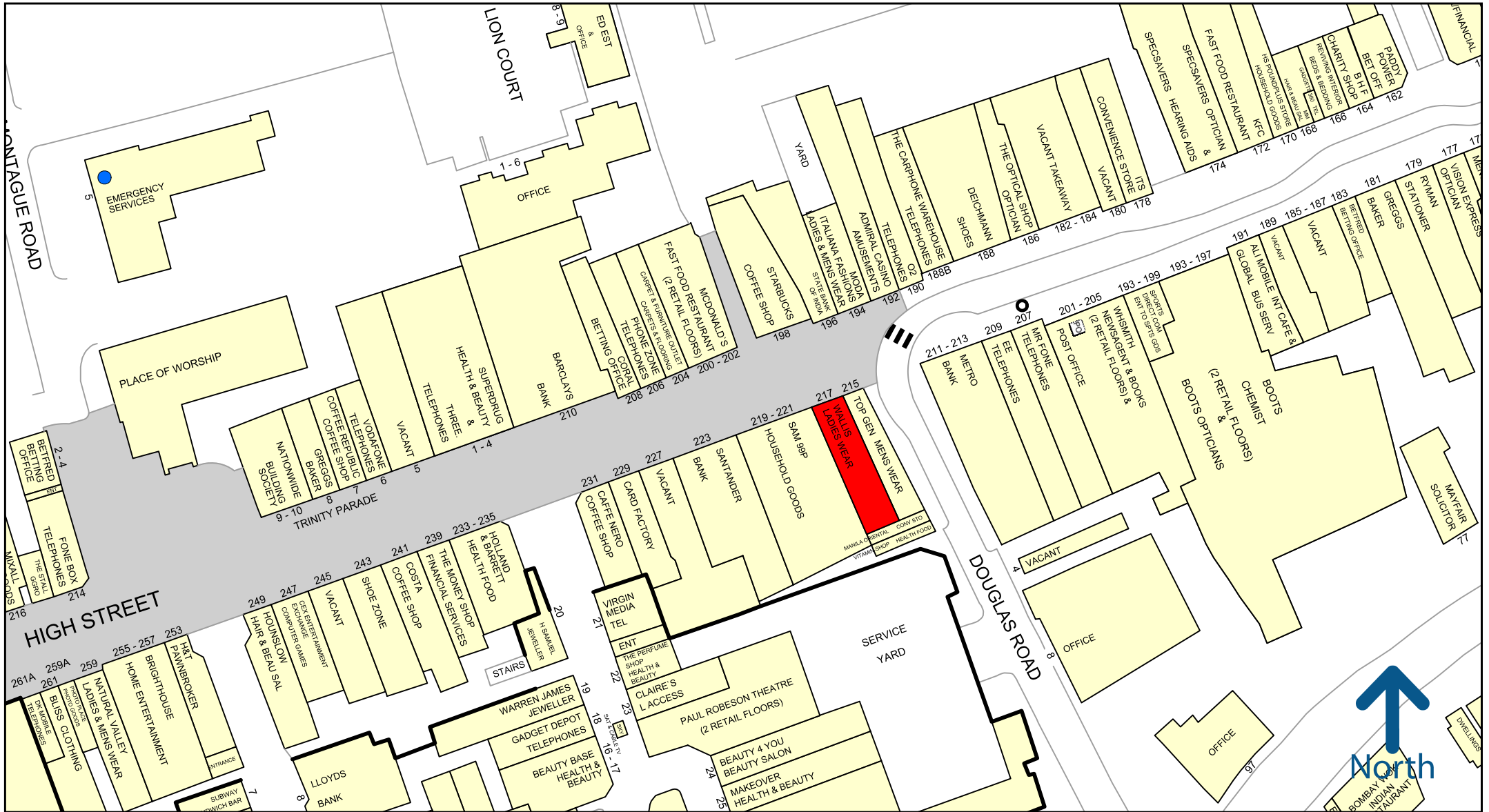
#### **Legal Costs**

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.



Experian Goad Plan Created: 01/07/2020  
Created By: LCG

50 metres

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