

Retail/Leisure Unit

59 High Street, Hounslow, TW3 1RB

Ground floor sales: 1,140ft² (105.95m²)

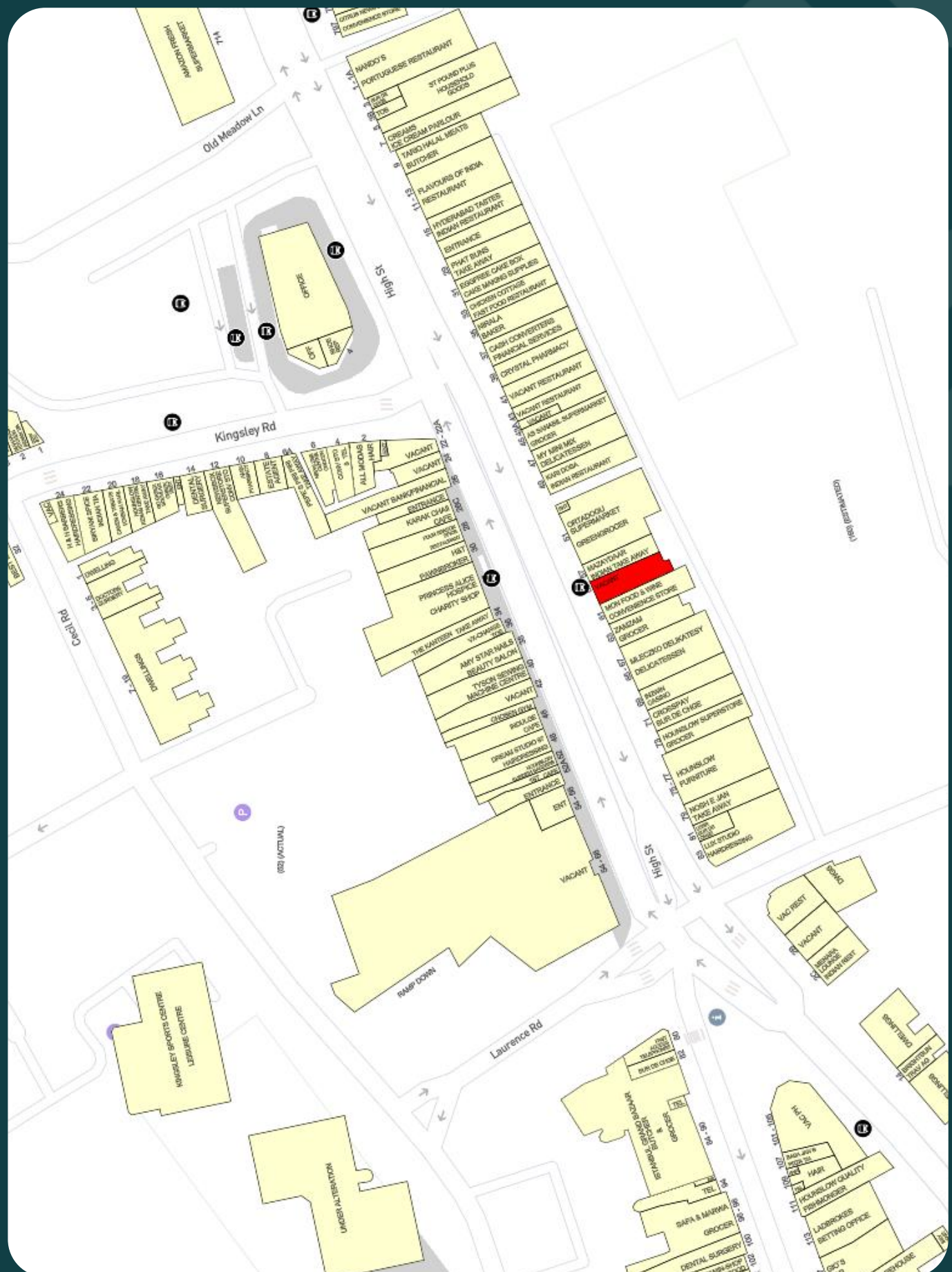
First floor sales: 555ft² (51.56m²)



To Let



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Location

The unit is located on a prominent part of Hounslow High Street, just off the pedestrianised walkway leading towards the Treaty Centre.

A short walk from the parade is Hounslow East underground station, adjacent to Hounslow bus station, providing links into central London and the surrounding areas.

Occupiers within the parade include Nando's, Cream's, Tariq Halal Meats and a variety of independent occupiers.

Accommodation

The property comprises a two-storey premises with retail space on the ground floor, together with storage/ancillary rooms above.

	SQ FT	SQ M
Ground Floor	1,140	105.95
First Floor	555	51.56
Total	1,695	157.51

Rent

Quoting £60,000 per annum exclusive of service charge, insurance, business rates and VAT.

Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed

Service Charge

The current service charge estimate is £3,359 per annum. Further details upon request.

Rates

The premises is assessed as follows:

Rateable Value: £38,250

UBR (2026/2027): 0.382

Rates Payable: £14,611.5

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

An EPC has been commissioned and can be provided upon request.



Click [here](#) for
Google map link

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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