

HOUNSLOW

30 / 32 HIGH STREET, TW3 1NW

*LARGE UNIT TO LET SHORT OR LONG TERM
SUIT CLASS A1 / A3 USES*

*ACCOMMODATION CAN BE SPLIT OR
EXTENDED IF REQUIRED*



CHARTERED SURVEYORS

LOCATION

The property is situated in a busy secondary position at the non pedestrianised eastern end of the High Street. Nearby traders include **Harveys Furnishings**, **William Hill** and **Pizza Express** – see street plan extract attached.

ACCOMMODATION

The premises comprise a modern building on ground floor with raised ground floor and basement accommodation to the rear approximately as follows:-

Internal Width	48 ft 10 ins	14.88 m
Max Shop Depth	54 ft 6 ins	16.61 m
Ground Floor Sales	3,030 sq ft	281.49 sq m
Upper Ground Floor Sales	1,428 sq ft	132.60 sq m
Basement	858 sq ft	79.70 sq m

There is additional parking to the rear.

LEASE

Available on the basis of a short or long term lease for a term to be agreed.

RENT

In the order of £12.50 per sq ft excluding VAT and rates depending on size requirement.

RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value	£41,000
Rates Payable 2011 / 2012	£17,753

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment only via:-

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Leslie Perkins
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