



**Rent** £12,000 Per annum

**Size** 296 Square feet

**Ref** #3309

## Address

**Address:** 486A Hanworth Road

**Postcode:** TW4 5LE

**Town:** Hounslow

**Area:** Middlesex

## Location

Located directly across from a Tesco Express and near a major junction, this spot benefits from high footfall and excellent visibility. Hounslow Heath is also just a short distance away.

## Description

A compact retail unit available to let on a new lease.

The property benefits from ample on-street parking in the surrounding residential area and occupies a prominent position with strong passing traffic—ideal for business visibility and signage.

Located directly opposite a Tesco Express, the premises are well suited for a service-based or destination-led business such as a physiotherapist, office, or similar use. The premises measure approximately 296 sq ft (including rear W.C.)

We believe that most parties will qualify for Small Business Rate Relief, provided they meet the standard eligibility criteria."

EPC Band - C.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£12,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA state a rateable value of £4,800 payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

✓ 'E' Use class      ✓ 24/7 access      ✓ Low passing rent

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





