



# CLASS E UNIT TO LET IN HOUNSLOW

**136-138 HIGH STREET,  
HOUNSLOW, TW3 1LR**



## **Location:**

The subject property occupies a prominent position on the High Street. Hounslow East and Hounslow Central tube stations (Piccadilly line) are located a short walk away from the premises.

Nearby multinational tenants include Specsavers, Argos, Moss Bros, Iceland, Primark, JD Sports and Greggs amongst many others.

## **Accommodation:**

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

**Ground Floor: 3,612 sq. ft. (335.57 m<sup>2</sup>)**

## **Use:**

The premises benefits from Class E planning consent. Alternative will be considered subject to planning.

## **Rent:**

£110,000 per annum exclusive.

## **Lease:**

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

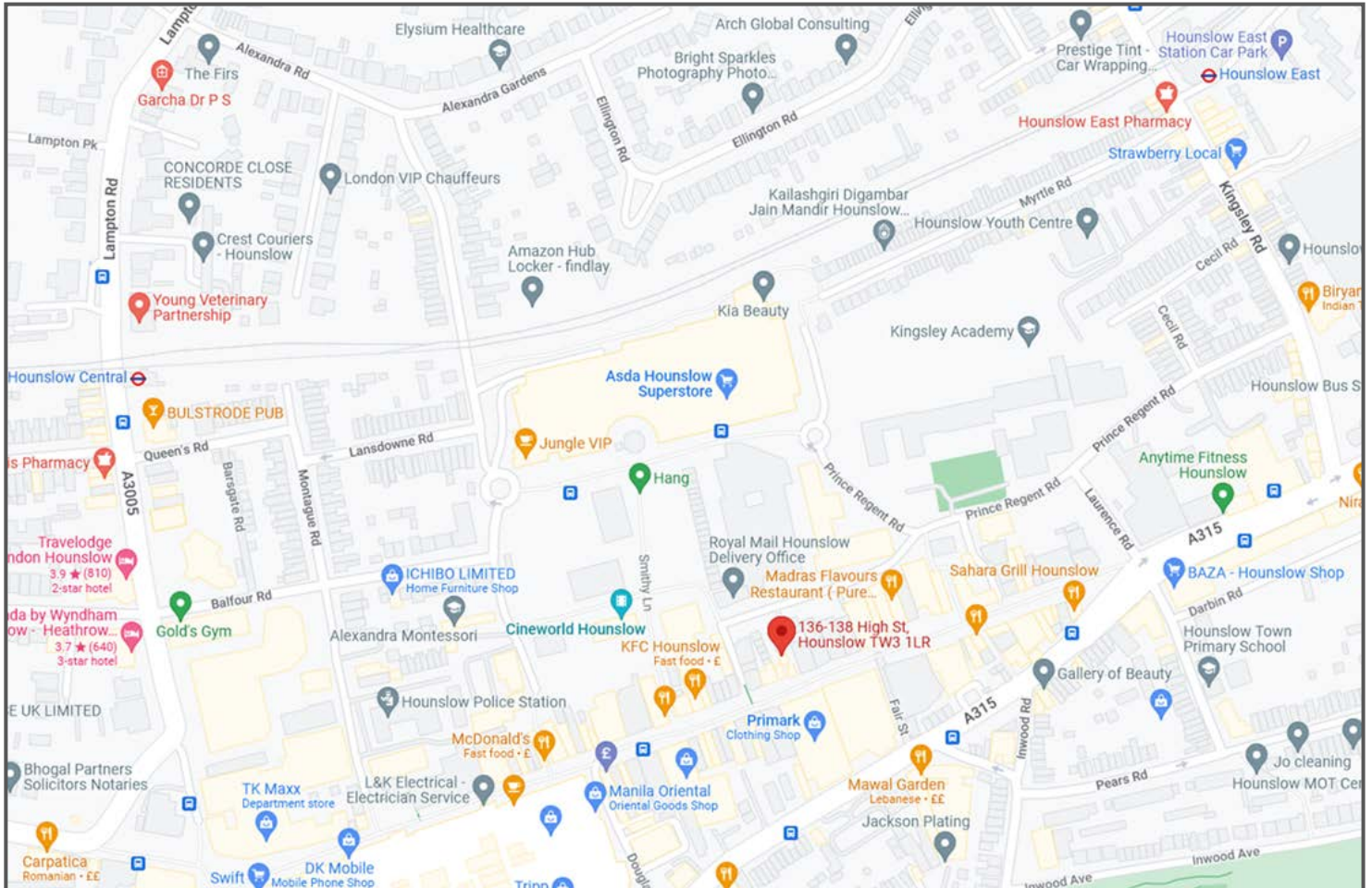
## **Viewings:**

Please contact:

**Ryan Mylroie**  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

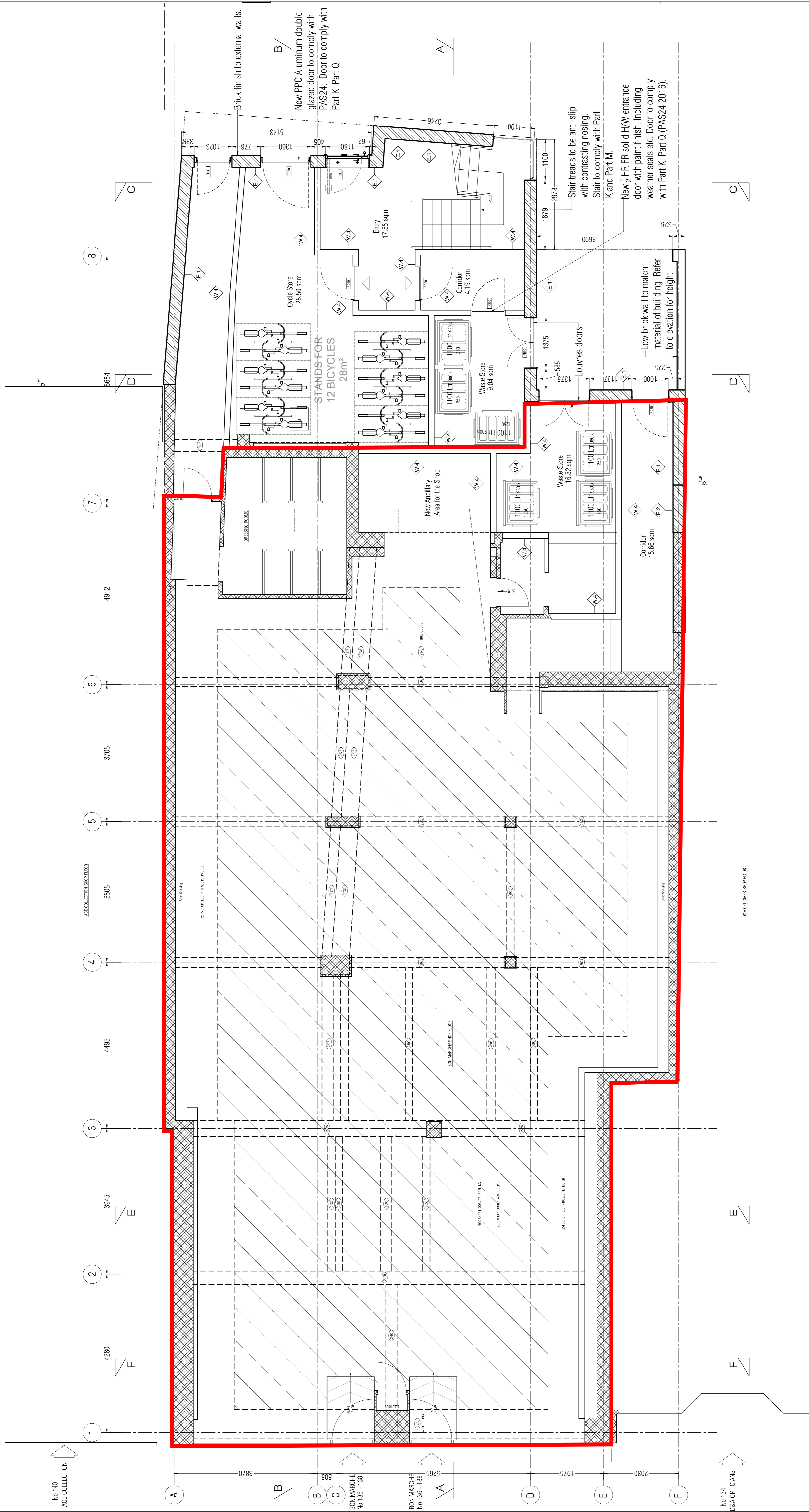
**Paul Jenkins**  
[paul@jenkinslaw.co.uk](mailto:paul@jenkinslaw.co.uk)

## Map:



**PARTY WALL**

Note: Contractor to be aware and take care with all matters referring to the Party Wall Award.



**NOTES:**

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All works to be carried out in accordance with Local Authority approval, Building Regulations and current British Standards

Indicates revisions made to this drawing.

**REV**    **DATE**    **INITIALS**    **DESCRIPTION**

0	1	2	3	4	5M
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Existing Fabric  
External Wall

**PRELIMINARY**  
BUILDING CONTROL COMMENTS PENDING  
ALL MEASUREMENTS TO BE ON SITE  
SEE INFORMATION PENDING AMENDMENT

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**Proposed Residential Development**  
136-138 High Street Hounslow, London, TW3 1LR

CLIENT: Cranfield Investments Ltd  
DWG TITLE: GROUND FLOOR PLAN - PROPOSED  
DWG NO: BR903-MB-00-100  
SCALE: 1:50 @ A1  
DATE: FEBRUARY 2021  
DRAW: DB