

TO LET

86.5 SQ. M (931 SQ. FT) APPROX.

540 LONDON ROAD, ISLEWORTH, MIDDLESEX TW7 4EP

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

- **PROMINENT BUSINESS PREMISES**
- **FULLY REFURBISHED**
- **30 MINUTES FREE PARKING TO FRONT**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

540 LONDON ROAD, ISLEWORTH TW7 4EP

LOCATION

The property is situated on London Road (A315), Isleworth in a prominent location set amongst a number of other independent businesses, including a barbers, convenience store, estate agents as well as Dominoes and various other cafes and food outlets.

West Thames College is in close proximity and Hounslow town centre is approximately half a mile away.

DESCRIPTION

The property comprises an open plan shop unit with separate office/store which has been fully refurbished and ready for a tenants fit out.

The property benefits from the following:-

- Aluminium fully glazed shop front
- Attractive sky light
- LED lighting
- AC heating and cooling cassettes
- Electric radiators
- Ample power sockets
- Fitted kitchen
- Two new WC's, one being DDA compliant
- Hot water system

There is metered parking to the front of the property with 30 minutes free.

A variety of Class E uses will be considered subject to tenants covenant and lease terms.

ACCOMMODATION

The property has an approximate total net internal floor area of:-

86.5 sq. m (931 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£20,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £15,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

ENERGY PERFORMANCE RATING

Energy Rating: B46

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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