



## 5 Parklands Parade Bath Road Hounslow TW5 9AX

£16,000 Per Annum

**LOCATION:** Situated in a local parade just off Henlys Roundabout on the Bath Road (A4) opposite the BP Petrol Station and McDonald's Drive-Thru, and surrounded by a large residential catchment area.

**DESCRIPTION:** A retail unit of approximately 501 sq ft plus rear storage of 536 sq ft. Yard with separate storage container and double gates to rear service road. Customer parking to service road in front of parade.

**TERM:** Available on a new full repairing and insuring lease for a term by arrangement.

**RENT:** £16,000 per annum exclusive.

**BUSINESS RATES:** The rateable value for the premises is £7,900. To confirm the business rates payable, please check with the local authority (London Borough of Hounslow). Small business rates relief should apply.

**EPC RATING:** D (77).

**VIEWING:** Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.