



**141-149 Staines Road, Hounslow, TW3 3JB**  
**Guide Price £395,000**

**DBK**  
ESTATE AGENTS





This ground-floor commercial premises offers a spacious and well-maintained workspace in a highly prominent location.

With approximately 633 sq. ft. of space, the property features a large shop floor, two separate offices, a kitchen and WC facilities.

The unit benefits from a long lease of approximately 146 years. Buildings insurance is £2,477.66 per annum, with a ground rent of £1,000 per annum.

This is an excellent opportunity for businesses looking for a well-positioned and versatile commercial space.

Hounslow is a vibrant and well-connected area in West London, offering a mix of residential, commercial and green spaces. Known for its excellent transport links, including three Underground Station on the Piccadilly Line, it provides easy access to Central London and Heathrow Airport. The area boasts a diverse community, a range of shopping facilities, including the Treaty Centre and an array of restaurants and cafes reflecting its multicultural atmosphere. With parks such as Hounslow Heath and Lampton Park nearby, as well as good schools and amenities, Hounslow is an appealing location for families, professionals and investors alike.

## **Key Features**

- **Ground Floor Commercial Premises**
  - **Long Lease - 146 Years**
    - **Circa 633 Sq.ft**
    - **Large Shop Floor**
  - **Two Separate Offices**
    - **Kitchen**
    - **WC Facilities**
  - **Good Order Throughout**
    - **Prominent Location**
- **Buildings Insurance £2,477.66 Per Annum +  
Ground Rent is £1,000 Per Annum**

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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