



402 London Rd, Isleworth TW7 5AJ

SUMMARY

- Retail premises available
- Main road frontage
- Great public transport links
- 9 minute drive to High St, Hounslow
- 5 minute walk to Isleworth Station
- Easy access to Hounslow East Station
- Planning uses B1, A1, A2 and A3 (STPP)
- Capped services provided
- **VIEWINGS ARE HIGHLY RECOMMENDED**

DESCRIPTION

Newly built retail premises available in shell and core condition in a busy location on London Road, Isleworth. The property is offered as a single retail unit of 1,327 sqft.

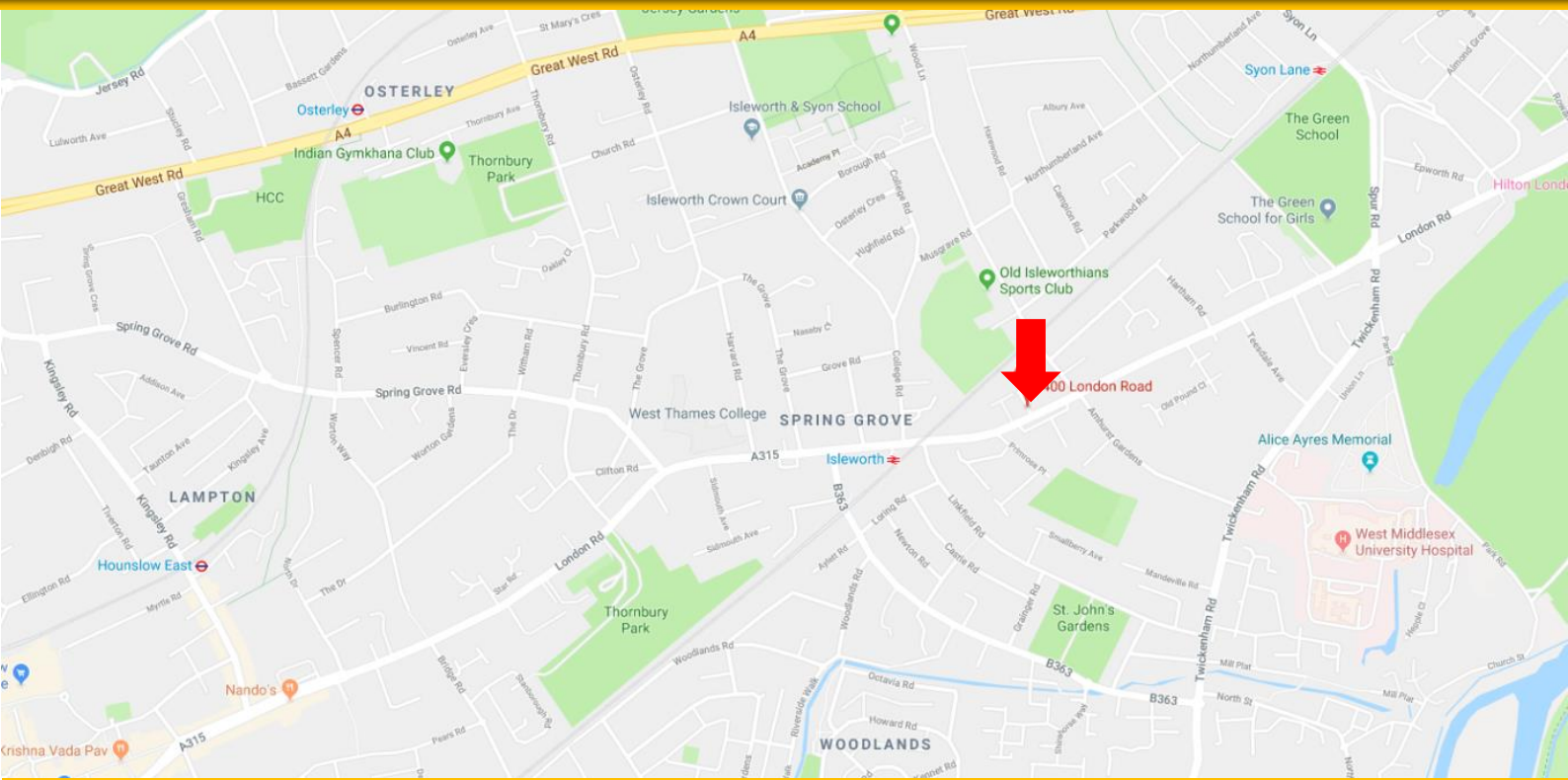
SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Unit	123.3	1,327
Total		123.3	1,327

LOCATION

The property is situated fronting London Road, (A315) Isleworth in West London. Easy access to Central London via the A4 Great West Road approximately a mile distant from the unit. Isleworth Overground provides regular access to Central London with the Overground 27 minutes to London (Waterloo).



TENURE

Rental £30,000 per annum

BUSINESS RATES

To be assessed
Local Authority on 020 8583 4242.

VAT

To be confirmed

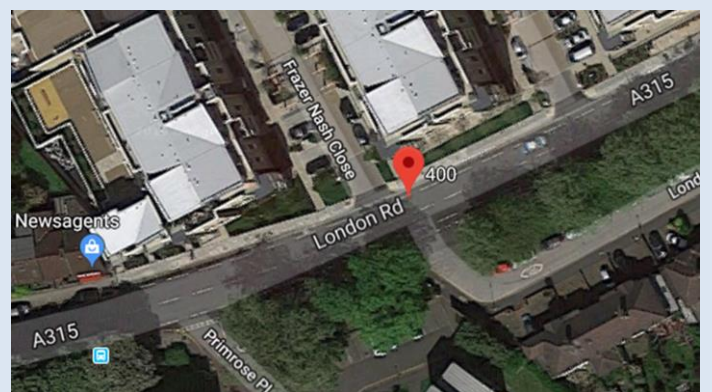
LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500
E-mail: Ankur@monarchcommercial.co.uk

Raj Sandhu 0208 569 8500
E-mail: Raj@monarchcommercial.co.uk