



All enquiries Ref: James Paterson



- **Ground floor commercial unit just off Brentford High Street**
- **Of approximately 1,212 sq ft (112.6 sq m)**
- **Investment**

Location:

The property is located on Market Place, just off Brentford High Street (A315). The surrounding area also offers access to the Thames and mooring basin within Brentford Dock. The location benefits from strong public transport connections, including local bus routes and Brentford Rail Station, providing regular services to London Waterloo and Clapham Junction. London Underground services are accessible via Boston Manor Station (Piccadilly Line) and Gunnersbury Station (District Line and Overground), both served by the local bus network. Road connectivity is excellent, with the A4 and M4 Great West Road located a short distance to the north, offering fast access to Central London, London Heathrow Airport, and the wider motorway network via the M25 and North/South Circular roads.

Description:

The property comprises a ground floor unit arranged as an openplan space with exposed brick wall finishes, complemented by a separate meeting room/office. The accommodation features oak flooring throughout, pendant style lighting, a kitchenette and a WC.

The premises provide approximately 1,212 sq ft (112.6 sq m) of gross internal floor area.

EPC rating: D

Tenancy:

The property is let to PROTÉGÉ DNA on a 5 year lease from 1st November 2025 until 31st October 2030 at an initial passing rent of £28,000 per annum in Year 1 and rising to £30,000 per annum from Year 2. There is a mutual break clause on 31st October 2028 with 6 months prior written notice.

Rent reserved:

£28,000 per annum (Rising to £30,000 per annum from Year 2)

Lease:

Held on a long lease for a term of 250 years from and including 1st January 2016 to and including 31st December 2265.

Planning:

Planning permission was granted by The London Borough of Hounslow on 01 September 2023 under planning application reference 00737/10/PA2 for the prior approval of a change of use from office (Class E) to one residential unit (Class C3).

Planning link - Planning Search Results

Potential:

The property may offer potential for further alterations, including the possibility of reconfiguring the approved layout to create two self-contained flats, subject to obtaining the necessary planning permissions and consents. Prospective purchasers must rely on their own enquiries in this regard.

Note:

VAT is applicable to the sale

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

