

Units 3, 4 & 6 Tintern House, High Street, Brentford TW8

Prime High Street Retail Opportunity – 4,605 Sq.Ft.



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Description

Prominently located on the High Street in Brentford, at the junction with Catherine Wheel Alley, Tintern House offers three new retail and leisure units beneath a new build residential scheme backing onto the river. The units are within a 10 minute walk of Brentford Station, connecting to London Waterloo, and an extensive local bus network.

The units benefit from excellent footfall, with 876 new high end apartments forming part of the scheme. There is a wider catchment population of 390,000, and a programme of events put on throughout the year drawing people to the area.

Internally the premises will be delivered in shell condition with 3-phase power and benefits from nearly 5 metre high ceilings and prominent glazed frontage.

Nearby occupiers include Gail's, Everyman Cinema, Morrison's, KFC, Specsavers, Greggs, Holland and Barrett, Sam's Larder and a range of independents.

Accommodation

The premises are arranged over the ground floor only and comprise three self contained units. Units 3 & 4 can be combined to create one larger unit.

It comprises the following approximate gross internal floor area(s):

Floor	sq ft	sq m
Unit 3	2,225	206
Unit 4	1,745	161
Unit 6	635	59
Total	4,605	426

Tenure

The properties are available by way of new fully repairing and insuring leases for a term to be agreed, subject to upwards only rent reviews every 5 years.

Leases to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.



Rent

Unit 3: £67,000 per annum exclusive
Unit 4: £52,000 per annum exclusive
Unit 6: £25,000 per annum exclusive

Business Rates

The premises is yet to be assessed for rating purposes. Interested parties are advised to make their own enquiries with Hounslow Council's Rating Team.

EPC

Certificate available upon request.

Further Information and Viewing

Viewings are by appointment via sole agents Levy Real Estate

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Location Plan

Not to scale, indicative only.



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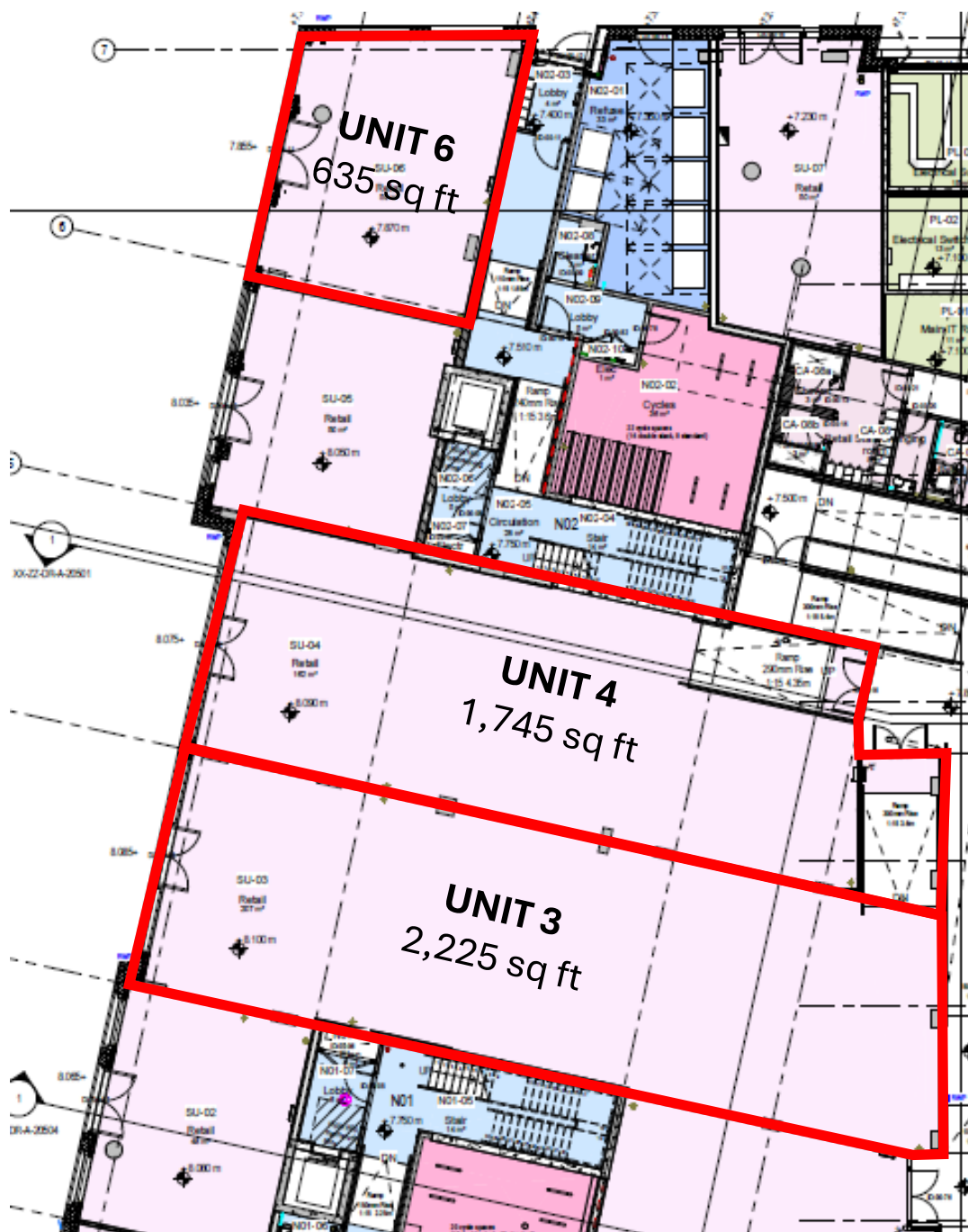
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