



## 40 High Street, Hounslow TW3 1NW



### Area

1828 sq ft



### Parking

Private parking to rear



### Location

High footfall parade



### Rent

£75,000 per annum  
exclusive

## LOCATION

The property is situated on High Street Hounslow and benefits from very high footfall. There is a Pay & Display car park to the rear. Hounslow East Underground station is a short walk away.

## DESCRIPTION

The premises benefit from Use Class E and are suitable for a variety of occupiers subject to Local Authority and Landlord consent. The main retail area is 968 sq ft with a secondary storage/retail area to the rear of 861 sq ft.

There are WC and Kitchen facilities. To the rear is a private yard area suitable for parking with access via a service road.

## TERMS

Available by way of brand new effective Full Repairing & Insuring lease by way of terms to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

## RATES

According to the Valuation Office the rateable Value from 1st April 2026 is £33,000 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Hounslow.

## EPC

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For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



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