

Prominent Corner Unit To Let



142 The Centre, Feltham TW13 4BS

Location

The property forms part of The Centre, Feltham which comprises 380,000 sq ft of retail space with tenants including **Asda, Next, Argos, Sports Direct** and **JD Sports**.

The unit occupies a prominent position on Feltham High Street, with direct frontage onto A244 Hounslow Road. Nearby retailers include **Specsavers, Nationwide, CEX** and **Subway**.

Accommodation

Approximate dimensions and net internal floor areas:-

Gross Frontage	36.15 m	118 ft 7 in
Net Frontage	36.05 m	118 ft 3 in
Shop Depth	17.90 m	58 ft 9 in
Ground Floor	309.46 m ²	3,331 sq ft
Ancillary	279.26 m ²	3,006 sq ft

Lease Terms

A new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Service Charge

The current estimated service charge is £18,649 per annum.

Business Rates

Rateable Value:	£71,000
UBR 2021/22:	51.2p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 020 8583 2000.

Energy Performance Certificate

Band D. Report available on request.

Legal Costs

Each party to be responsible for their own costs.

Subject to Vacant Possession.



Letting Agents **GCW.**

April 2021
Subject to Contract

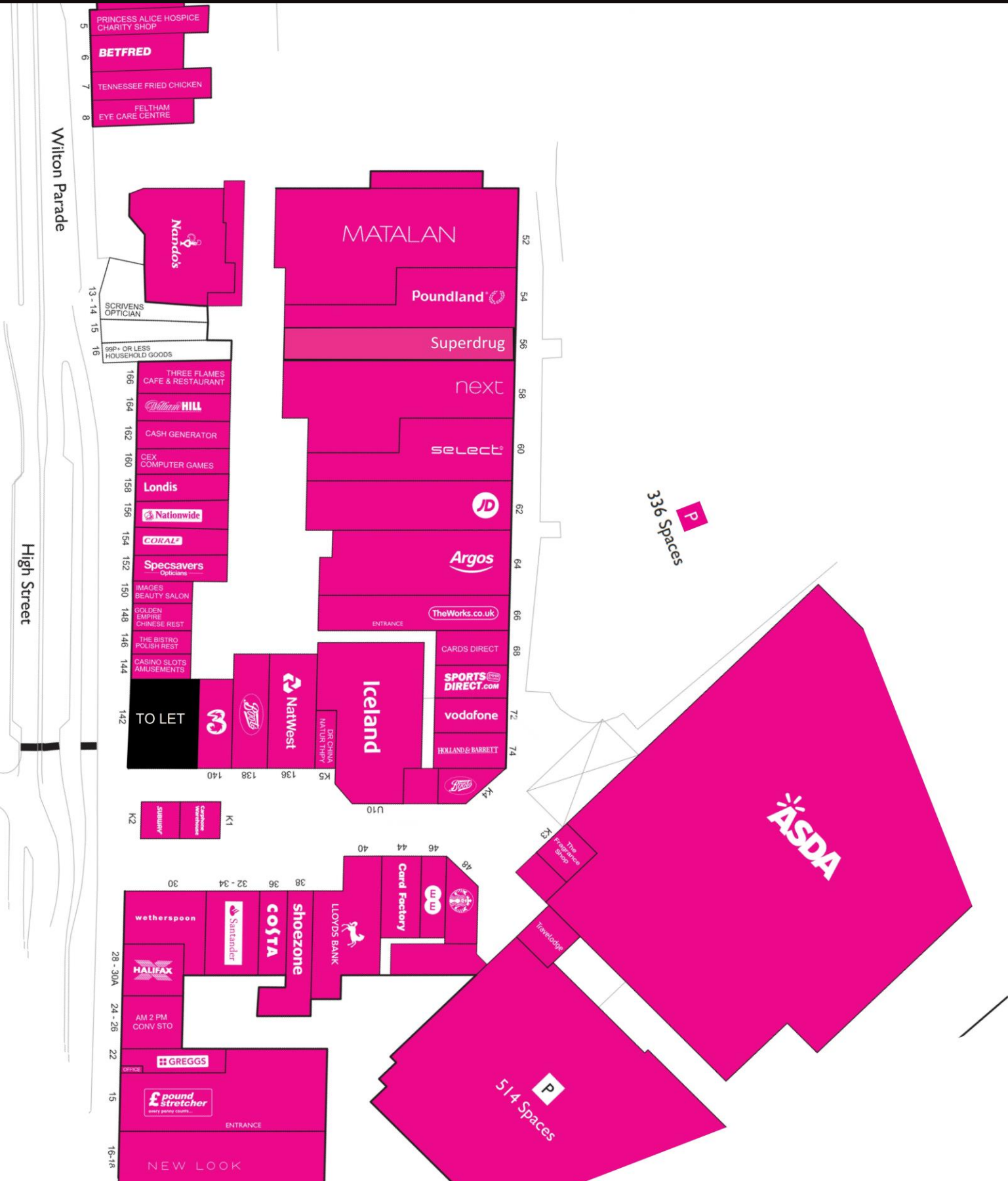
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The Centre
FELTHAM

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