



## 12B Devonshire House, School Road, Hounslow, TW3 1QX

### To Let: A2 Offices & A1 Retail

258 Sq ft



Available Immediately  
Flexible Terms  
**£17,000 per annum**



Important: Banco Surveyors Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Banco Surveyors Limited or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Banco Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property (v) all rentals and prices are exclusive of VAT.



## Description

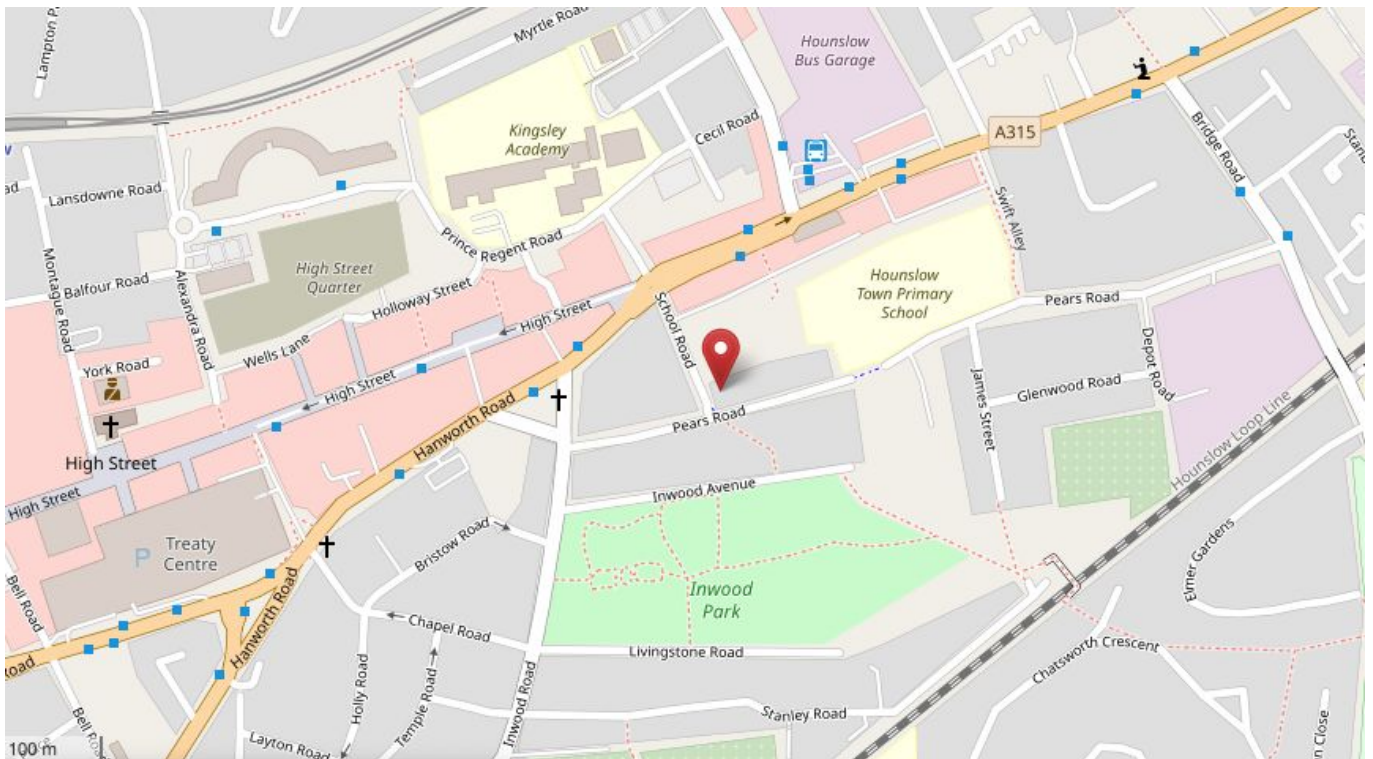
A ground floor A2 shop premises with shared kitchen and w.c. facilities, ideal for estate agency, financial services, solicitors office or A1 retail sales. Has the benefit of shop frontage. The premises have an Energy Performance Asset Rating of 97.

## Ground floor

Approximate floor area 258sqft (24sqm)  
 Frontage 14ft 9 in (4.55m)  
 Depth 19ft 8 in (6.05m)

## Location

The property is situated on the east side of School Road close to its junction with the High Street and Hanworth Road. Hounslow East, Piccadilly line underground station is approximately a quarter of a mile distance providing services direct to Central London and Heathrow Airport. Shopping facilities are immediately available, whilst many bus routes pass nearby with services including to Heathrow Airport, Kingston, Chiswick and Twickenham.



**RICS**

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## Terms

The property is available on a new internal repairing and insuring lease for a term of years to be agreed at an initial rent of **£17,000 per annum** exclusive with upward only rent reviews.

## Rates

Prospective tenants are advised to make their own enquiries in this respect direct to the London Borough of Hounslow Commercial Rates Department Telephone no. 020 8583 5708.

## Legal Costs

Each party to be responsible for their legal costs.

## Possession

Immediate upon completion of legal formalities.

## Viewing

Contact: Mr Harj Banger, Banco Surveyors Ltd  
Phone: 0203 981 6600  
Email: hb@bancosurveyors.com  
Ref: 1005



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