



QUILLIAM

High Street
Brentford

£85,000 P.A





Property Description

A newly built ground floor commercial unit (net internal area 2,909 sq ft) with a prominent double frontage delivered on a shell and core basis with capped services. Open plan layout, which could be divided into two units with permitted Use Class E (Potential Retail Unit, Office, Gym or Medical Use). Not as a café, restaurant, betting shop, place of worship, fast food or hot food outlet, or pet shop.

Unconditional offers sought for a 15 year lease with upward only rent reviews every five years.

Car parking and unloading facilities are not provided and there is no rear access to the property.

Well, located opposite Brentford County Court, and as part of the new Printmakers Yard development by Fairview Homes the site is well situated on Brentford's busy High Street, and within easy walking distance of Brentford's multi storey car park.

The subject property is situated immediately adjacent to part of the new Commercial and Residential Urban Regeneration development scheme known as the Brentford Project. The Brentford Project has already brought national retailers such as Gail's, Specsavers, Holland and Barrett, Lidl's and Morrisons to the South Side of the High Street, while a la carte restaurants like the Weir, La Rosetta and Sam's Waterside, along with the newly opened Dock House and the Everyman Boutique Cinema offer further entertainment and dining experiences.



Accommodation

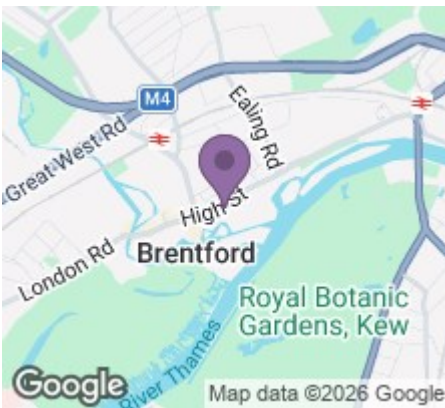
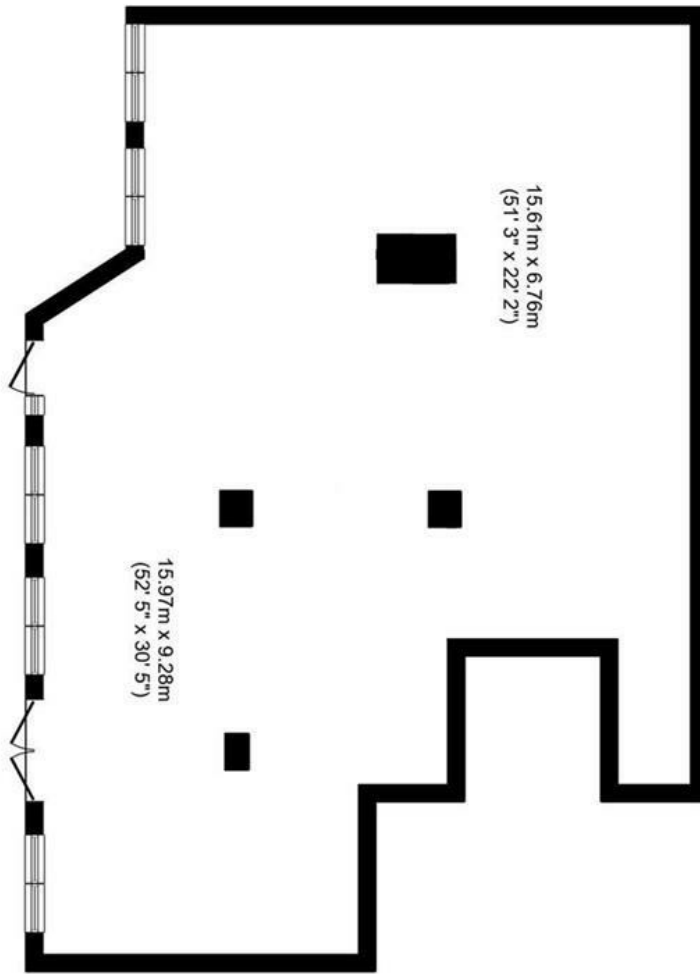


Property Information

Total floor area: 270 sq. m. 2,909 sq. Ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Floor Plan



QUILLIAM
Since 1999

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements