

**TO LET / MAY SELL - GROUND FLOOR COMMERCIAL  
UNIT - CURRENTLY USED AS A BEAUTY / FITNESS STUDIO**



**Unit 4, 398 London Road,  
Isleworth, London, TW7 5AG**

**2,152 sq. ft.  
(199.9 sq. m.)**



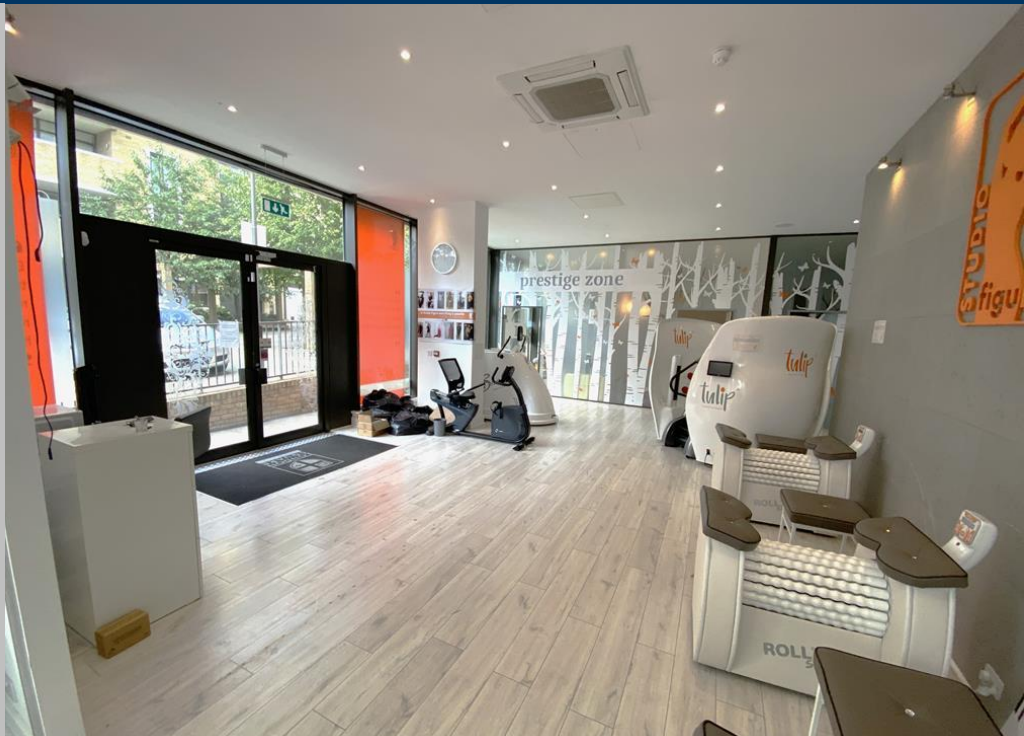
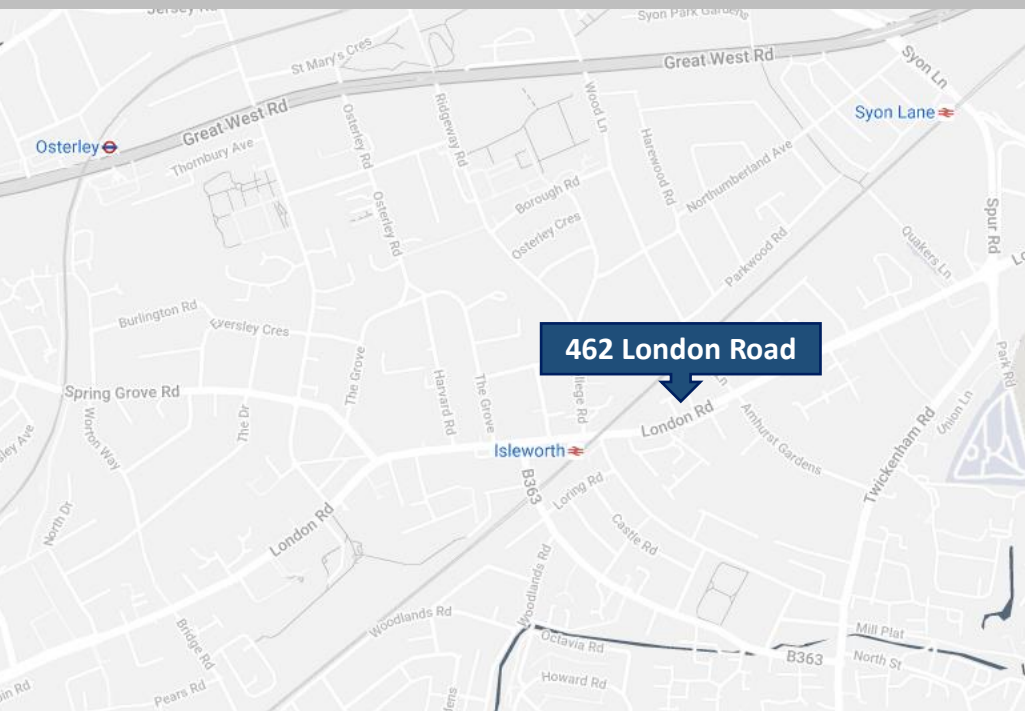
# Unit 4, 398 London Road, Isleworth, London, TW7 5AG

## Location

The property is situated prominently fronting the London Road (A315) in Isleworth, within the London Borough of Hounslow.

Isleworth Railway station is due west to of the property, providing a regular service to Central London (Journey time is circa 27 minutes to Vauxhall and 33 minutes to London Waterloo).

There are shops and restaurants due west of the property in Isleworth Town Centre. Osterley underground station (Piccadilly Line) is the nearest tube station, being approximately 23 minutes' walk, or 4 minutes' drive.



A4 – Great West Road	0.9 miles
M4 – Brentford (Junction 2)	2.2 miles
Heathrow Airport – Terminal 4	7.0 miles
M25 – Heathrow (Junction 14)	11.2 miles
Isleworth (British Mainline)	0.2 miles
Syon Lane (British Mainline)	0.7 miles
Hounslow East (Piccadilly Line)	1.2 miles
Osterley (Piccadilly Line)	1.1 miles

### The Property

The property comprises a self-contained ground floor commercial premises currently fitted as a fitness studio, benefitting from glass partitioned treatment rooms and a reception area.

The property provides prominent corner glazed frontage onto London Road with level access for pedestrians.

### Accommodation

The property offers the following approximate Net Internal Accommodation:

Floor Area (Net Internal Area)	Sq. Ft.	Sq. M.
Ground Floor	2,152	199.9



### Amenities

- Spot lighting
- Wood effect flooring
- Four partitioned treatment rooms
- Air conditioning
- 3.4m floor to ceiling height
- Separate male and female toilets
- Reception area
- Two showers

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## Leasehold

A new FRI lease is available for a term to be agreed.

Rent: **£45,000 + VAT per annum exclusive.**

## Long Leasehold

The property is available to purchase on a 'virtual freehold' basis; namely on a 999-year lease at a peppercorn.

Guide Price: **£640,000 + VAT**

## Business Rates

According to the Valuation Office website the current rateable value of the property is £26,500.

Rates payable 2023/2024 = approximately £13,568 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

## VAT

VAT is applicable.

## Legal Costs

Each party to bear their own legal costs.



## Energy Performance Certificate

EPC Rating: D (96)

## Viewing

Strictly through prior arrangement with sole agent Vokins.

### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. October 2023.

### Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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