



**GL Hearn**

Part of Capita plc

## **PROPOSED DEVELOPMENT: 1-2 THE PAVEMENT, ISLEWORTH GROUND FLOOR RETAIL UNIT TO LET WITHIN NEW DEVELOPMENT**



**SAT NAV: TW7 7AJ**



## LOCATION

Isleworth is located in the West London Borough of Hounslow, 1.3 miles to the north of Twickenham and 1.6 miles north west of Richmond.

Isleworth Railway Station is situated 0.5 miles from the property, which is located on South Street (A3004), one of the principle connector roads between Twickenham and Isleworth.

The local catchment area is heavily populated with approximately 3,529 persons living within a 10 minutes walk from the development.

## SITUATION

The property occupies a prime corner plot fronting a local parade in Old Isleworth, an affluent residential area. Neighbouring occupiers include national multiples, such as the Co-op and Betfred.

The development is within walking distance of two new residential development schemes, both situated in prominent positions fronting the River Thames; Lion Wharf comprising 105 units and Fitzroy Gate comprising 39 units. Gumley House Convent School (1,000 pupils), St Mary's Catholic Primary School (312 pupils) and the Blue School CofE Primary School (405 pupils) are within walking distance from the property.



## DESCRIPTION

The commercial element, comprising a ground floor retail unit, forms part of a three storey terraced brick built building and benefits from a glazed return frontage.

It forms part of a larger mixed use development comprising a 3 bedroom flat over separately accessed from South Street and a three storey 4 bedroom house accessed from Algar Road.

## ACCOMMODATION

The proposed retail unit will comprise a ground floor lock up unit with the ability for external seating extending to the following approximate floor areas:

**Ground Floor** **1,410 sq ft (131 sq m)**

## PLANNING

Open A1 use class.

Other planning uses subject to obtaining the necessary planning consents.





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## LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

Expected completion of development in Q4 2019

## RATES

To be reassessed in light of the redevelopment of the retail unit

## RENT

In excess of £45,000 per annum exclusive.

## EPC

To be assessed.

## FURTHER INFORMATION

For further information or to arrange an inspection please contact the sole agents.

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