

FOR SALE INVESTMENT & POTENTIAL REDEVELOPMENT OPPORTUNITY

362.60 sq. m (3,903 sq. ft) approx.

GAVEL HOUSE & CAR PARK 86/92 HIGH STREET, FELTHAM TW13 4ES

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington,
TW11 8QT

020 8977 2204

- **INCOME GENERATING UNTIL 2032**
- **SELF CONTAINED OFFICE BUILDING**
- **ADJOINING CAR PARK WITH 20/22 SPACES**
- **POTENTIAL FOR REDEVELOPMENT (STP)**
- **ASSET MANAGEMENT OPPORTUNITIES**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in Feltham, within the London Borough of Hounslow, approx. 13.5 miles south west of central London and 2 miles south of Heathrow Airport. The property is situated on the west side of the A244 (High Street), the main road running through the centre of Feltham.

DESCRIPTION

A detached purpose built office building set over four floors with a large adjoining car park providing 20-22 parking spaces.

Available initially as an investment with income until March 2032, the site also has the potential for redevelopment which would be subject to planning permission.

TENANCY

The property is subject to the following active Leases;

Office.

Lease Due To Expire 24 March 2032
Rent of £50,000 + VAT per annum
Rent Reviews 2022 (Outstanding) & 2027.

Car Park

Lease also expiring 24 March 2032
Rent of £13,500 + VAT per annum
Rent Reviews 2022 (Outstanding) & 2027.

Current Income: £63,500 per annum exc.

TENURE

Freehold

CURRENT USE

Use E Under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

PLANNING

Potential for redevelopment, subject to planning permission.

ACCOMMODATION

Approximate net internal floor area:

Ground Floor	97.76 sq. m	(1,052 sq. ft)
First Floor	98.30 sq. m	(1,058 sq. ft)
Second Floor	98.73 sq. m	(1,063 sq. ft)
Third Floor	67.79 sq. m	(730 sq. ft)

Total **362.58 sq. m (3,903 sq. ft)**

Site Area: 0.21 Acres approx.

PRICE

Offers in the region of £1.50m

BUSINESS RATES

2023 Rateable Value £37,750

For confirmation of rates payable contact the business rates department of the London Borough of Hounslow.

ENERGY PERFORMANCE RATING

Energy Rating: D (81)

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

CONTACT DETAILS

Antony Rapley
Sneller Commercial
020 8977 2204

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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