

FOR SALE / TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

75.2 SQ. M (809 SQ. FT) approx.

109—111 HIGH STREET, HAMPTON HILL, MIDDLESEX TW12 1NJ



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **DOUBLE FRONTED RETAIL/SHOWROOM**
- **FRONTAGE OF APPROX. 9 METRES**
- **PROMINENT HIGH STREET LOCATION**
- **AVAILABLE ON A NEW LEASE**

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 premises are prominently located in Hampton Hill High Street close to the junction with Windmill Road. This busy local high street provides a range of Independent convenience and specialist shops as well as a Sainsburys, Tesco and Costa Coffee.

There is unrestricted parking on the High Street after 9.30am and 2 hours free parking behind Sainsburys.

DESCRIPTION

The premises comprise a ground floor double fronted retail showroom with fully glazed shop front, rear store, kitchen and WC.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Retail	60.9 sq. m	655 sq. ft
Kitchen & Store	14.3 sq. m	154 sq. ft
TOTAL	75.2 sq. m	809 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£26,000 per annum exclusive

PRICE

£350,000

BUSINESS RATES

2017 Rateable Value: £18,750

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: D80

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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