

FOR SALE

FULLY LET MIXED USE INVESTMENT

28 HIGH STREET, HAMPTON HILL, MIDDLESEX TW12 1PD

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FREEHOLD FOR SALE**
- **FULLY LET INVESTMENT COMPRISING RESTAURANT PREMISES, RETAIL SHOP, 4 RESIDENTIAL UNITS AND ONE GROUND RENT**
- **TOTAL GROSS INCOME £77,920 PER ANNUM**

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.

28 HIGH STREET, HAMPTON HILL TW12 1PD

LOCATION

The property is located in a prominent position in Hampton Hill High Street, set amongst a range of independent retailers, cafes and restaurants. As well as independent retailers, this busy local High Street also has the representation of Multiple retailers including Tesco Metro, Sainsbury, KFC and Costa Coffee.

Hampton Hill Playhouse and the Library are also in the High Street and there is direct access from the High Street to Bushy Park with the River Thames in close proximity.

Junction 1 of the M3 is approximately 3½ miles and Fulwell railway station is approximately half a mile with a direct service to London Waterloo.

DESCRIPTION

The property comprises a restaurant currently trading as Kitchen Market Restaurant, a retail premises currently trading as an independent barbers and 4 residential dwellings situated around a central courtyard. There is also access from the High Street to a further residential flat which is subject to a long lease.

ACCOMMODATION

A schedule of approximate floor areas will be provided.

BUSINESS RATES

2017 Rateable Values:-

28 & 28F - Restaurant	£20,000
28B - Retail	£5,300

TOTAL RENTAL INCOME

	Rent per annum
Restaurant	£26,000
Retail	£10,000
Residential AST's	£41,820
Ground Rent	£100
TOTAL	£77,920

ROYAL PARKS LICENCE FEE

The property is subject to a Royal Parks Encroachment Licence fee which is currently £2,010.00 per annum.

TENURE

Freehold subject to the tenancies as set out in a schedule to be provided.

PRICE

Offers in the region of £1.65 million

The property is elected for VAT.

ENERGY PERFORMANCE RATING

Copies of the commercial EPC certificates are available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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