

FOR SALE

SITE AREA: 0.21 ACRES APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

34-36 HAMPTON ROAD WEST, HANWORTH, MIDDLESEX TW13 6AY



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **DEVELOPMENT OPPORTUNITY (STP)**
- **PROMINENT SITE WITH EXCELLENT FRONTAGE**
- **EXISTING CAR SALES, 1 BEDROOM FLAT AND DETACHED BUNGALOW**
- **GUIDE PRICE £1,200,000**

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

34-36 HAMPTON ROAD WEST, HANWORTH, MIDDLESEX TW13 6AY

LOCATION

The site is situated on the south side of Hampton Road West, opposite the junction with Canterbury Road within a mixed residential and commercial parade.

Feltham railway station is situated approximately 1.2 miles to the north west of the site and Hampton Road West is served by regular bus routes to Teddington, Kingston and Heathrow.

DESCRIPTION

34: Ground floor commercial unit currently used for car sales. First floor 1 bedroom flat let on an AST. Will be offered with vacant possession.

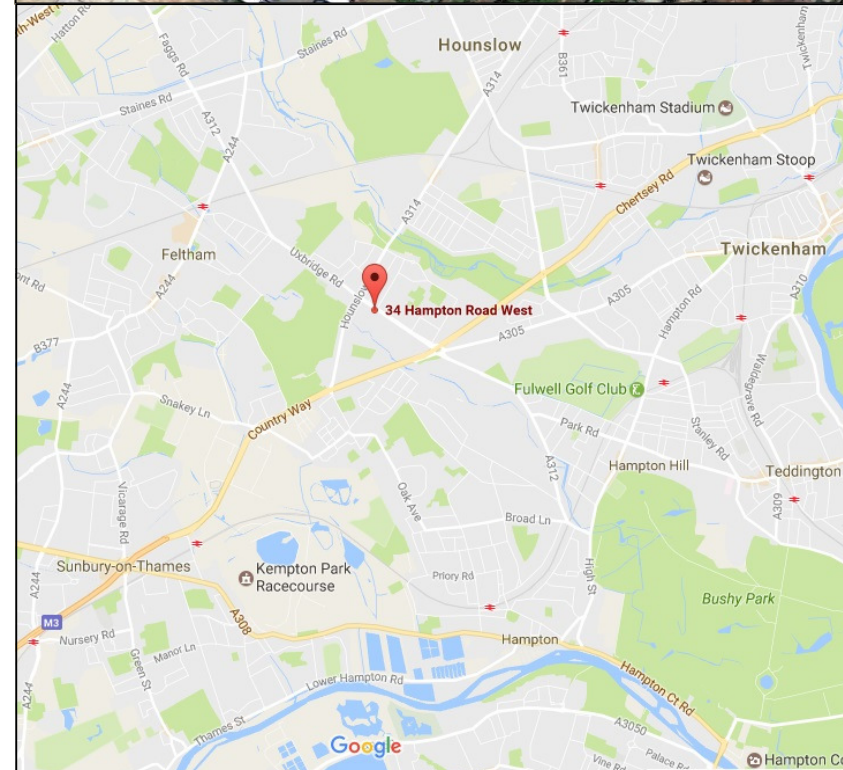
36: Detached bungalow sold with vacant possession. Currently going through probate. The executors will agree a price now subject to completion of the probate.

PLANNING

- London Borough of Hounslow
- No relevant planning history
- PTAL Level 2
- The vendors have been advised that they can achieve 9/10 units and a large ground floor commercial unit on the site

ACCOMMODATION

Approximate site area:
0.21 Acres (9,148 sq ft)



34-36 HAMPTON ROAD WEST, HANWORTH, MIDDLESEX TW13 6AY

RELEVANT LOCAL DEVELOPMENTS

It is worth noting the following nearby developments which are in the process of being constructed:

- 2-12 Hampton Road West where planning has been granted for 35 units (18 private sale and 17 affordable). Case number: [P/2015/2040](#)
- 150 Hampton Road West where planning has been granted for 17 units with parking. Case number: [P/2015/1328](#)

ENERGY PERFORMANCE RATING

Energy Rating: TBC

TENURE

Freehold

PRICE

Guide Price £1,200,000



VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
SNELLER COMMERCIAL
020 8977 2204
matt@snellers.com

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

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.