

TO LET

103.6 SQ. M (1115 SQ. FT) APPROX.

187 HIGH STREET, HAMPTON HILL, MIDDLESEX TW12 1NL

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **PROMINENT RETAIL UNIT WITH REAR STORAGE**
- **EXCELLENT LOCATION ON BUSY LOCAL HIGH STREET**
- **NEW LEASE AVAILABLE**

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.

187 HIGH STREET, HAMPTON HILL TW12 1NL

LOCATION

The property is located in a prominent position in Hampton Hill High Street close to the junction with Park Road, Wellington Road and Hampton Road.

Nearby retailers include Tesco, Sainsbury's Local, Costa Coffee, KFC, Corals and the public Library and the entrance to Bushy Park and a public car park, with 2 hours free parking, is nearby.

This busy High Street also has a number of independent retailers, estate agents, coffee bars, pubs and restaurants serving the affluent local community.

DESCRIPTION

The property comprises a ground floor retail unit with storage to the rear and access to a rear service road.

The premises benefit from a fully glazed aluminium shop front, 3m ceiling height, WC and kitchenette.

ACCOMMODATION

The property has an approximate net internal floor area of:-

103.6 sq. m (1115 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£20,000 per annum exclusive.

BUSINESS RATES

2023 Rateable Value: £12,000

Tenants may qualify for 100% business rates relief and for confirmation of rates payable are advised to contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

Sneller Commercial

020 8977 2204

sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** 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 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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable