

TO LET

53.3 SQ. M (573 SQ. FT) APPROX

117 STATION ROAD, HAMPTON, MIDDLESEX TW12 2AL

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **CHARACTER RETAIL PREMISES**
- **FRONT FORECOURT**
- **VILLAGE LOCATION**
- **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.

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LOCATION

The property is located in Hampton village within a small parade fronting Station Road. Other traders in the parade include a fish & chip takeaway, Indian restaurant and butchers and Hampton railway station is within 200 yards.

DESCRIPTION

The property comprises a lock up shop with rear kitchen/store and WC. The property benefits from a character glazed wooden shop front and front forecourt.

The property previously traded as a barbers and other uses within Class E will be considered.

ACCOMMODATION

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

Retail Area	44.2 sq. m	475 sq. ft
Rear Office/Store	9.1 sq. m	98 sq. ft
TOTAL	53.3 sq. m	573 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£16,500 per annum

BUSINESS RATES

April 2023 Rateable Value: £13,000

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

ENERGY PERFORMANCE RATING

To be confirmed.

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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