

# FOR SALE

MIXED USE VACANT FREEHOLD

3 MARKET PARADE, HAMPTON ROAD WEST, FELTHAM TW13 6AJ

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **GROUND FLOOR RETAIL UNIT**
- **REAR YARD**
- **FRONT FORECOURT**
- **SEPARATE REAR ACCESS TO 3 BEDROOM FLAT  
LAID OUT OVER FIRST AND SECOND FLOORS**
- **FULL VACANT POSSESSION**

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.

# 3 MARKET PARADE, FELTHAM TW13 6AJ

## LOCATION

The property is located on Hampton Road West (A312), one of the main arterial routes to Heathrow Airport to the north and the A316/M3 to the south. The area is an established business location with two trading estates in close proximity.

Enterprise Car Rental, Tesco Express and Subway, as well as a number of other independent retailers and cafes are also located on Hampton Road West.

## DESCRIPTION

The property comprises a ground floor open plan retail unit with WC. There is a rear exit to a yard with storage shed and access to a rear service road.

There is separate access from the rear to a 3 bedroom flat laid out over first and second floors.

The first floor provides kitchen, bathroom, lounge and bedroom/study. There are two further bedrooms on the second floor. The flat benefits from gas central heating, carpeting and UPVC windows.

## ACCOMMODATION

The ground floor has an approximate Net Internal Floor area of:-

119.4 sq. m (1285 sq. ft).

## TENURE

FREEHOLD with vacant possession

## PRICE

Offers in the region of £650,000

## BUSINESS RATES

2023 Rateable Value: £17,250

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

## COUNCIL TAX

Band C

## VIEWING

Strictly by appointment through Sole Agents.

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

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