

# TO LET

50.6 sq. m (545 sq. ft) approx.

**9 LONDON ROAD, BRENTFORD, MIDDLESEX TW8 8JB**

**SNELLER**  
**COMMERCIAL**

CHARTERED SURVEYORS



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

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

**020 8977 2204**

- **FORMER TAKE AWAY PREMISES**
- **AVAILABLE ON A NEW LEASE**
- **GROUND FLOOR AND BASEMENT**
- **AREA OF REGENERATION**
- **CLOSE PROXIMITY TO BRENTFORD LOCK AND HOLIDAY INN HOTEL**

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.

# 9 LONDON ROAD, BRENTFORD, TW8 8JB

## LOCATION

The property is located on the busy London Road (A315) in Brentford, adjoining the Northumberland Arms public house. London Road joins the High Street which is part of Ballymore's new town centre regeneration project. This will provide the new town centre with more than 870 new homes and 50 new retailers.

The development around Brentford Lock is directly opposite the property and there is pay and display parking available at The Holiday Inn.

Brentford British Rail Station is just under 1 mile providing rail links to London Waterloo.

## DESCRIPTION

The property comprises a former fish & chip take-away laid out over ground floor and basement. The basement has a head height of 2.3m and provides a fitted WC, air conditioning unit and extraction facilities for cooking.

The property benefits from a gas supply and 3 phase electricity (both to be re-connected).

The previous fixtures and fittings currently remain and may be available by separate arrangement.

## ACCOMMODATION

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

	Sq. m	Sq. ft
Ground Floor	24.2	260
Basement	26.4	284
<b>Total</b>	<b>50.6</b>	<b>545</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

Offers in excess of £15,000 per annum plus VAT.

## BUSINESS RATES

2017 Rateable Value: £11,000

Rates relief may be applicable.

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

## ENERGY PERFORMANCE RATING

Energy Rating: C63

A copy of the certificate is available upon 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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