

TO LET

108.2 SQ. M (1162 SQ. FT) APPROX.

9 & 10 CENTRAL PARADE, FELTHAM, MIDDLESEX TW14 0DH

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **TWO ADJOINING BUSINESS PREMISES**
- **SUITABLE FOR A VARIETY OF USES**
- **ACCESS FOR LOADING TO REAR**
- **ROLLER SHUTTERS TO FRONT AND REAR**
- **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.

9 & 10 CENTRAL PARADE, FELTHAM TW14 0DH

LOCATION

The property is located within the Sparrow Farm housing development in Feltham, just under 1 mile from Feltham railway station.

This small parade serves the local community and includes a convenience store and take-away food premises. Sparrow Farm Primary School is nearby and there is a bus stop immediately outside the premises.

DESCRIPTION

The property comprises two adjoining retail units. No. 10 is currently partitioned to provide a number of meeting rooms, although this can be removed to provide an open plan unit with rear storage and fitted kitchen.

No. 9 is open plan with 4 WC's, 2 of which are DDA compliant.

Both units are offered in good decorative condition and benefit from electric roller shutters to the front and rear, gas central heating and AC units.

ACCOMMODATION

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

	SQ. M	SQ. FT
9 Central Parade	48.2	518
10 Central Parade	60.0	644
TOTAL	108.2	1162

TENURE

Available on a new lease for a term by arrangement.

A letting of individual units may be considered, dependent upon interest received.

RENT

£22,000 per annum exclusive.

No VAT applicable.

BUSINESS RATES

2023 Rateable Value: £9,500

Tenants may qualify for 100% relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

ENERGY PERFORMANCE RATING

Energy Rating: E111

A copy of the certificate is available on request.

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**

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