

# FOR SALE

## FREEHOLD INVESTMENT

### 187 HIGH STREET, HAMPTON HILL, TW12 1NL

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



- FULLY LET INVESTMENT
- GROUND FLOOR SHOP LET FOR A TERM OF 10 YEARS FROM OCTOBER 2024.
- TWO LONG LEASEHOLD FLATS
- TOTAL CURRENT INCOME £20,400 PER ANNUM

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

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

**020 8977 2204**

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.

This busy High Street 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 currently let on a new lease to a franchise of Mathnasium.

The upper floors comprise two long leasehold flats.

## ACCOMMODATION

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

103.6 sq. m (1115 sq. ft)

## TENURE

FREEHOLD subject to the following tenancies:-

	LEASE	INCOME PA
Ground Floor	Lease granted to Maths Learning Centre of Teddington and Hampton Hill LLP for a term of 10 years from October 2024.	£20,000
Flat 1	Lease granted for a term of 99 years from December 2013.	£200
Flat 2	Lease granted for term of 99 years from December 2013.	£200
	<b>TOTAL</b>	<b>£20,400</b>

**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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## PRICE

Offers in the region of £275,000

## BUSINESS RATES

2023 Rateable Value: £12,000

## ENERGY PERFORMANCE RATING

Energy Rating: C73

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

**Sharon Bastion**  
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