

# FOR SALE

98 SQ. M (1055 SQ. FT) GIA APPROX.

52 HOUNSLOW ROAD, WHITTON, TWICKENHAM, MIDDLESEX TW2 7EX

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **GROUND FLOOR FREEHOLD OFFICES**
- **PROMINENT FRONTAGE**
- **CLOSE PROXIMITY TO HIGH STREET**
- **POTENTIAL FOR RESIDENTIAL CONVERSION (STP)**

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.

# 52 HOUNSLOW ROAD, WHITTON TW2 7EX

## LOCATION

The property is located on the east side of Hounslow Road approximately ¼ of a mile from Whitton High Street. The property is situated at the end of a retail parade, all of which have been converted to residential use.

Whitton town centre provides a range of retail shops and restaurants and Whitton railway station provides a regular service to London Waterloo.

## DESCRIPTION

The property comprises ground floor offices with a fully glazed frontage. The premises are currently partitioned to provide a front reception and 4 separate offices. There is also a fitted kitchen and WC to the rear.

## AMENITIES

- Fully glazed frontage
- Carpeting to offices
- Comfort cooling
- Entry phone
- Intruder alarm
- Part UPVC double glazing

## ACCOMMODATION

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

98 sq. m (1055 sq. ft)

## TENURE

Freehold subject to the 125 year lease of the upper parts from January 2014 at a peppercorn ground rent.

## PRICE

Offers in the region of £400,000

## BUSINESS RATES

2017 Rateable Value: £10,750

The property is within the threshold for 100% small business rates relief.

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

## ENERGY PERFORMANCE RATING

Energy Rating: D97

A copy of the certificate is available on 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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