FOR SALE

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

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

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.
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
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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