

SHOWROOM / RETAIL UNIT

TO LET

320.63 sq. m (3,452 sq. ft) approx.

45-49 STATION ROAD, HAMPTON, MIDDLESEX, TW12 2BT

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **ROADSIDE SITE WITH LARGE FORECOURT**
- **SUI GENERIS USE FOR CAR SALES**
- **FORECOURT FOR APPROX. 23 CARS**
- **WELL ESTABLISHED CAR SALES LOCATION**
- **OTHER USES CONSIDERED 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.

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LOCATION

The property is situated on the south side of Station Road in Hampton, close to the junction with Beaver Close. The area benefits from good road communications, with the A308 Upper Sunbury Road providing easy access to junction 1 of the M3 motorway which in turn provides access to either central London or to the M25 and national motorway network. Hampton mainline train station is within 0.5 miles of the property providing regular rail services to London Waterloo.

DESCRIPTION

The property comprises a single storey car showroom premises to the front of the site which benefits from full height glazing to two elevations. There is space in the showroom for at least 7 cars along with sales desks. There are also male and female toilets on the ground floor. To the rear of the site and interconnecting to the showroom are offices and storage areas over ground and first floors.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis (GIA):

	Sq.m	Sq.ft
Ground Floor	253.66	2,731
First Floor	66.97	721
Total	320.63	3,452
Plus Loft Storage		

ENERGY PERFORMANCE RATING

Energy Rating: TBC

A copy of the certificate is available on request.

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

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TENURE

Available on a new lease for a term by arrangement.

RENT

£59,950 per annum

PLANNING

We have been advised that the property has a Sui Generis Use for car sales. Other uses will be considered, subject to planning.

BUSINESS RATES

2017 Rateable Value: To be reassessed

VIEWING

Strictly by appointment through Sole Agents.

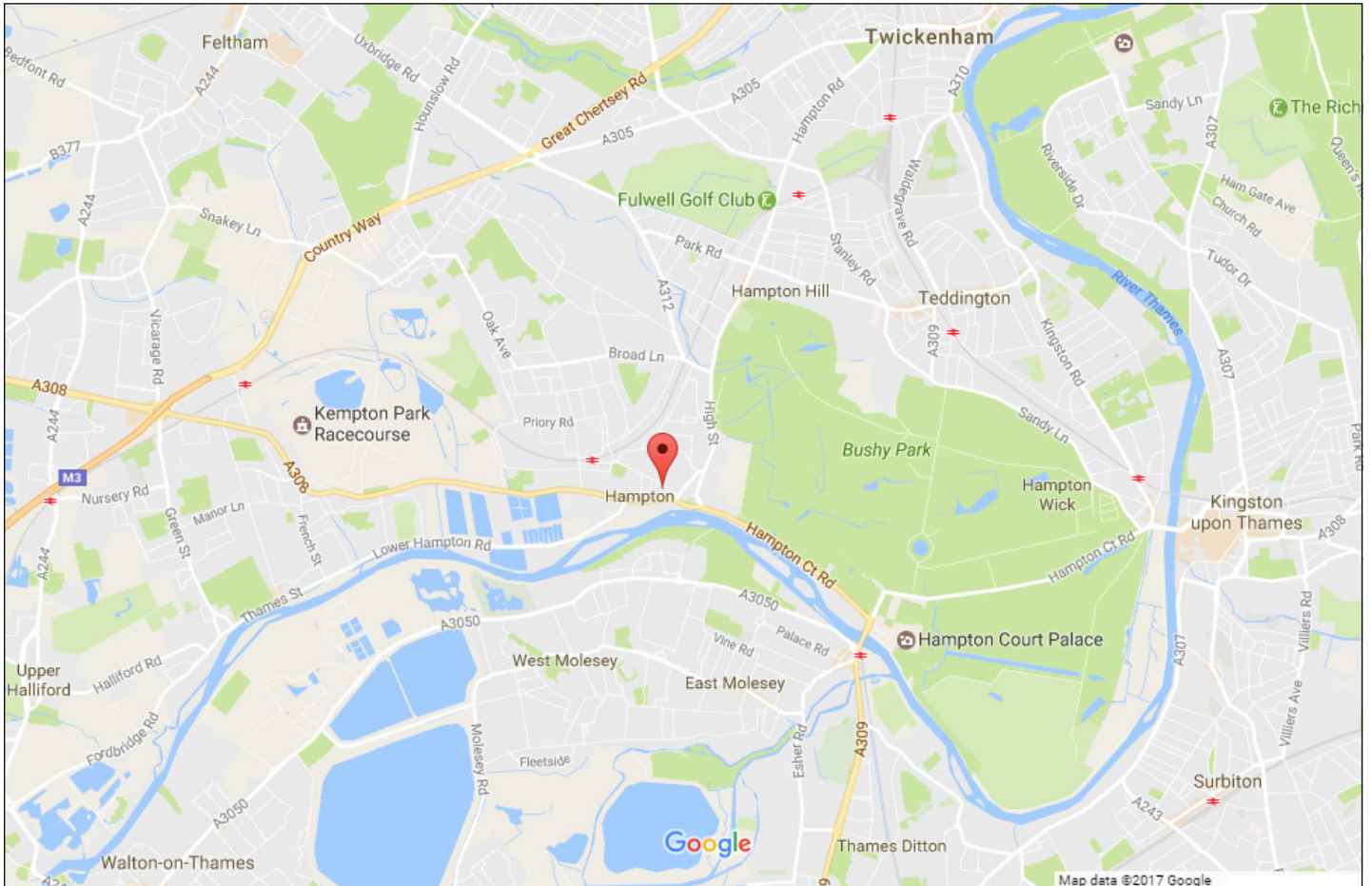
Matt Walters

020 8977 2204

matt@snellers.com



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