

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

34 HAMPTON ROAD WEST, HANWORTH, MIDDLESEX TW13 6AY



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT ROADSIDE PREMISES**
- **DECEPTIVELY LARGE PLOT**
- **FIRST FLOOR ONE BEDROOM FLAT**
- **ESTABLISHED USE FOR CAR SALES**
- **OPEN YARD 368.6 SQ. M (3967 SQ. FT) APPROX.**

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.

34 HAMPTON ROAD WEST, TW13 6AY

LOCATION

The property is situated on Hampton Road West (A312), one of the main arterial routes to Heathrow Airport to the north and the A316/M3 to the south. The area is an established business location with two trading estates in close proximity.

Enterprise Car Rental, Tesco Express and Subway, as well as a number of other independent retailers and cafes are also located on Hampton Road West.

DESCRIPTION

The property is detached and provides a front forecourt/parking area leading into a ground floor showroom with ancillary offices. To the rear of the showroom is a garage/workshop, kitchenette and WC. There is a large open yard area to the rear and vehicular access is via a shared driveway to the side of the property.

The self contained first floor flat comprises lounge, kitchen, bathroom and one bedroom.

ACCOMMODATION

The property has the following approximate ground floor areas:-

Front Forecourt	69.2 sq. m	745 sq. ft
Showroom & Offices	70.5 sq. m	758 sq. ft
Garage	23.9 sq. m	257 sq. ft
Open Rear Yard	368.6 sq. m	3967 sq. ft

TENURE

The commercial premises are available on a new lease with terms to be agreed.

The flat will be let on a separate Assured Shorthold Tenancy agreement.

RENT

Ground Floor & Yard	£52,000 per annum
First Floor Flat	£14,400 per annum

BUSINESS RATES

2017 Rateable Value: £15,750

For confirmation of rates payable, please contact the business rates department of Hounslow Borough Council.

Council Tax Band: B

ENERGY PERFORMANCE RATING

Energy Rating: E114

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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