

# TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

51 SQ. M (550 SQ. FT) — 173 SQ. M (1862 SQ. FT) APPROX.

**120 HIGH STREET, HAMPTON HILL, MIDDLESEX TW12 1NS**



Computer generated image

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

**020 8977 2204**

- **PROMINENT CORNER RETAIL PREMISES**
- **POTENTIAL FOR FULLY GLAZED RETURN FRONTAGE ON BUSY JUNCTION**
- **NEW LEASE ON TERMS TO BE AGREED**
- **POTENTIAL FOR A3 USE (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.

# 120 HIGH STREET, HAMPTON HILL TW12 1NS

## LOCATION

The property is located on High Street, Hampton Hill on the corner of Hampton Road occupying a prominent position on a busy junction. This local high street is only 1 mile from Teddington and provides a range of independent convenience and specialist shops as well as a Sainsburys, Tesco and Costa Coffee.

There are parking bays on the High Street after 9.30am and 2 hours free parking behind Sainsburys.

For road communications the A316 is approximately 1 mile providing access to the M3, M25 and motorway network. Fulwell Railway Station is approximately  $\frac{1}{3}$  a mile providing services to Central London and a number of bus routes pass by with services to Kingston and Richmond.

## DESCRIPTION

The property comprises a prominent retail shop with potential for fully glazed return frontage. The shop will be presented in a shell condition ready for a tenants fit out.

## ACCOMMODATION

The property has a total approximate net internal floor area of :-

173 sq. m (1862 sq. ft)

The property can be divided to provide 2 or 3 units with further details upon request.

## PLANNING

The landlord has submitted an application for A3 use which will be considered for the entire floor space.

Further details upon request.

## TENURE

Available on a new lease on terms to be agreed.

## RENT

Further details upon request.

## BUSINESS RATES

To be re-assessed.

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

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

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