

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

152 NELSON ROAD, WHITTON, MIDDLESEX TW2 7BU



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

020 8977 2204

- **SHOP AND UPPER PARTS**
- **COVERED YARD AND GARAGE WITH LOADING FROM REAR SERVICE ROAD**
- **NEW LEASE FOR A TERM BY ARRANGEMENT**

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.

152 NELSON ROAD, WHITTON TW2 7BU

LOCATION

The property is located in Nelson Road on the corner of St. Vincent Road in close proximity to the junction with High Street and Hounslow Road, Whitton.

There is a barbers and interiors company trading within the same parade and Whitton High Street provides a range of national operators as well as independent retailers, cafes and restaurants.

Whitton British Rail station is approximately ¼ of a mile providing a regular service to London Waterloo and a number of bus routes serve the local area.

DESCRIPTION

The property comprises a prominent corner retail premises with covered yard and garage on the ground floor. The property also benefits from a front and side forecourt area suitable for parking. The first floor is accessed internally and comprises 3 rooms, bathroom and WC.

The garage and covered yard with roller shutter can be accessed from the rear service road.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

| | SQ.M | SQ. FT |
|--------------|--------------|---------------|
| Retail | 39.8 | 429 |
| Kitchen | 7.5 | 81 |
| Ancillary | 4.7 | 50 |
| Covered Yard | 62.3 | 670 |
| Garage | 45.0 | 484 |
| First Floor | 38.6 | 415 |
| TOTAL | 197.9 | 2129 |

TENURE

Available on a new lease for a term by arrangement.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £12,000

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial

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

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