

FOR SALE

LONG LEASEHOLD INVESTMENT

UNIT 4, 27 TANGLEY PARK ROAD, HAMPTON TW12 3YH

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL INVESTMENT**
- **CURRENT INCOME £10,250 PER ANNUM**
- **LET TO METROPOLITAN POLICE AUTHORITY FOR A TERM EXPIRING MAY 2021**

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.

27 TANGLEY PARK ROAD, HAMPTON TW12 3YH

LOCATION

The subject property forms part of a small shopping precinct serving the Hampton Nurserylands housing scheme which was developed in the 1980's. The parade serves the local community and comprises a Sainsbury's supermarket, Boots pharmacy and a hair salon.

DESCRIPTION

The property comprises a ground floor lock up shop unit benefitting from an aluminium and double glazed shop front, suspended ceiling with recessed strip lighting and air conditioning.

The premises are currently occupied by The Metropolitan Police as a Safer Neighbourhood unit and has been partitioned to provide a reception, meeting room, office, kitchen and staff room with WC and shower.

To the rear is a store room/cycle store with access to a small enclosed yard.

ACCOMMODATION

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

73.2 sq. m (788 sq. ft).

TENURE

The property is held on a long lease from 18th November 1980 for a term of 99 years.

There is an occupational lease to the Metropolitan Police Authority at a rent of £10,250 per annum for a term expiring on 11th May 2021.

Terms for a new lease to the Metropolitan Police Authority have been agreed for a 10 term with a tenants 5th year break option at a rent of £12,250 per annum.

PRICE

Offers in the region of £120,000 for the long leasehold interest.

BUSINESS RATES

2017 Rateable Value: £9,600

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

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