

TO LET

72.5 SQ. M (780 SQ. FT) APPROX

1 MASWELL PARK ROAD, HOUNSLOW, MIDDLESEX TW3 2DL

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL PREMISES WITH REAR STORE AND GARAGE**
- **FRONT FORECOURT**
- **SUB LEASE AVAILABLE**

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.

1 MASWELL PARK ROAD, HOUNSLOW TW3 2DL

LOCATION

The property is located in Maswell Park Road which runs parallel with Hounslow Road and provides access to Hounslow railway station.

The property is midway between Hounslow and Whitton town centres, both being approximately 1 mile away.

DESCRIPTION

The property comprises a retail premises with adjoining office, rear store, WC, yard area and garage to the rear with potential for rear loading.

There is also a front forecourt suitable for customer parking.

ACCOMMODATION

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

Retail Area	44.0 sq. m	474 sq. ft
Office	13.4 sq. m	144 sq. ft
Store	15.1 sq. m	162 sq. ft
TOTAL	72.5 sq. m	780 sq. ft

Plus a garage to the rear of approximately 37.4 sq. m (402 sq. ft).

TENURE

The property is available by way of a sub lease for a term expiring on 31st May 2020.

RENT

£14,760 per annum

BUSINESS RATES

2017 Rateable Value: £6,400

Tenants may qualify for 100% rates relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

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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