

TO LET

44.1 SQ. M (475 SQ. FT) APPROX.

32 HAMPTON ROAD WEST, FELTHAM, MIDDLESEX TW13 6AY

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL PREMISES**
- **LARGE FRONT FORECOURT**
- **NEW 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.

32 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 comprises a lock up shop with rear office/store, kitchen, WC and shower.

The property currently trades as a barbers and benefits from part gas central heating, air conditioning unit, electric roller shutter to front, laminate and tiled floor, shower unit and large front forecourt.

ACCOMMODATION

The property has a total approximate floor area of 44.1 sq. m (475 sq. ft).

There is a further store and parking area for approximately 6 cars to the rear which may be available on terms to be discussed.

TENURE

Available on a new lease for a term by arrangement.

RENT

£13,000 per annum.

BUSINESS RATES

2017 Rateable Value: £8,600

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

ENERGY PERFORMANCE RATING

Energy Rating: C59

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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