

TO LET

67.6 SQ. M (728 SQ. FT) APPROX.

228 UXBRIDGE ROAD, FELTHAM, MIDDLESEX TW13 5DL

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL PREMISES**
- **SECURE REAR YARD**
- **REAR PARKING**
- **AVAILABLE ON A NEW LEASE**

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.

228 UXBRIDGE ROAD, FELTHAM TW13 5DL

LOCATION

The property is located within a small parade set back from Uxbridge Road, (A312) Feltham. Other retailers in the parade include a newsagents, off licence, veterinary surgery, DIY store and take-aways. Feltham railway station is just under half a mile away

There is 30 minutes free parking to the front of the property.

DESCRIPTION

The property comprises a retail unit with rear store, WC and secure yard area providing rear access for parking and loading. The property benefits from a fully glazed frontage and electric roller shutter.

ACCOMMODATION

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

Retail	44.4 sq. m	478 sq. ft
Rear store	23.2 sq. m	250 sq. ft
TOTAL	67.6 sq. m	728 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£15,000 per annum

BUSINESS RATES

2017 Rateable Value: £9,200

Tenants may qualify for 100% relief.

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

ENERGY PERFORMANCE RATING

Energy Rating: D99

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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