

TO LET

36.6 SQ. M (395 SQ. FT) APPROX.

5 BABER BRIDGE PARADE, FELTHAM, MIDDLESEX TW14 0HP

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

- **BUSINESS PREMISES**
- **GARAGE TO REAR**
- **UNRESRICTED PARKING TO FRONT**
- **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.

5 BABER BRIDGE PARADE, TW14 0HP

LOCATION

The property is located in a busy secondary parade adjacent to Staines Road in Feltham at the junction with Hounslow Road.

Other traders in the parade include a café, take-away, betting shop and Costcutter. There is also a Tesco Express at the cross-roads and a Jet petrol garage adjoining the parade.

DESCRIPTION

The property comprises a mid terrace fully glazed aluminium shop front formerly used as an office for property consultants.

The premises benefit from a suspended ceiling, electric roller shutter, fitted kitchen area, partitioned office and WC. There is rear access to a service road and detached garage.

There is unrestricted parking to the front of the shop.

ACCOMMODATION

The property has an approximate total net internal floor area of 36.6 sq. m (395 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£15,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £5,300

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

ENERGY PERFORMANCE RATING

Energy Rating: D77

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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