

TO LET/FOR SALE

SNELLER COMMERCIAL

CHARTERED SURVEYORS

25.3 SQ. M (272 SQ. FT) APPROX.

39 HIGH STREET, HAMPTON HILL, MIDDLESEX TW12 1NB



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **GROUND FLOOR BUSINESS PREMISES**
- **HIGH STREET LOCATION**
- **LONG LEASE FOR SALE**
- **125 YEAR LEASE FROM MARCH 2004**
- **OR NEW LEASE FOR A TERM TO BE AGREED**

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.

39 HIGH STREET, HAMPTON HILL TW12 1NB

LOCATION

The property is located on Hampton Hill High Street, close to its junction with Holly Road.

Hampton Hill High Street provides a selection of pubs, restaurants and cafes as well as access to Bushy Park.

Junction 1 of the M3 motorway is approximately 2 miles west which provides access into central London and the M25.

Fulwell station is approximately 1 mile with services direct to London Waterloo via Kingston upon Thames with a scheduled journey time of 40 minutes. A number of bus routes also serve the High Street.

DESCRIPTION

The property comprises a mid terrace ground floor lock up business premises with High Street frontage.

Most recently used as an office but suitable for alternative uses (subject to consent) the property is arranged with an open plan area to the front together with a kitchenette/staff area and WC to the rear.

ACCOMMODATION

The property has an approximate net internal floor area of 25.3 sq. m (272 sq. ft).

FOR SALE

The property is held on a long lease for a term of 125 years from 25th March 2004.

A ground rent of £50 per annum is applicable.

PRICE

£150,000 for the long leasehold interest.

TO LET

Available on a new lease for a term by arrangement.

RENT

£12,000 per annum

BUSINESS RATES

2017 Rateable Value: £5,700

2023 Rateable Value: £6,900

Occupiers may benefit from 100% business rates relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: C64

A copy of the certificate is available upon request.

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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