

# CAR SHOWROOM & MOT GARAGE FOR SALE

106/110 WHITTON ROAD, HOUNSLOW TW3 2ES

4,434 SQ FT (411.92 SQ M) GIA APPROX.

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- FORECOURT PARKING & HARD SURFACED REAR YARD
- TOTAL SITE AREA OF APPROX 0.25 ACRES
- INVESTMENT & DEVELOPMENT POTENTIAL (STP)
- SOLD WITH VACANT POSSESSION

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.



## LOCATION

The property is prominently situated on the east side of Whitton Road, at the junction with Park Road, Hounslow. The surrounding area comprises mainly residential dwellings with some tertiary retail and leisure properties nearby.

Hounslow main line railway station is situated within approximately a quarter mile to the north of the property providing regular services to London Waterloo and beyond.

The A316 lies approximately 1.5 miles to the south offering access to Central London, the M3 and M25.

## DESCRIPTION

The property comprises a single storey car showroom and workshop with good sized yard and vehicular access to the rear. The main workshop provides 3 car repair bays with 2 further car repair bay to the rear along with a customer reception, office, WCs, kitchen and storage areas.

To the front of the property is a forecourt for the display of 8 vehicles. The rear yard measures approximately 185 sqm (1,991 sq ft)

## TENURE

Freehold

## GUIDE PRICE

Offers in excess of £2,000,000

## DEADLINE FOR OFFERS

Best **unconditional** bids are requested in writing no later than **13.00** on **Monday 14th March 2022.**



## AMENITIES

- Forecourt for 8 Vehicles
- Customer Reception
- MOT bays
- Repair bays with sectional loading doors
- Gas central heating
- Exhaust gas extraction system
- Secure gated rear yard
- Separate rear workshop

## ACCOMMODATION

The premises have the following approximate gross internal floor area (provided by VOA):

4,434 SQ FT (411.92 SQ M) APPROX.

## BUSINESS RATES

Rateable Value 2017

Car showroom and premises: £53,000

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

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Joint Agents.

Antony Rapley  
SNELLER COMMERCIAL  
020 8977 2204  
[antony@snellers.com](mailto:antony@snellers.com)

Amiee Bryett  
BARNEY ESTATES & AUCTIONEERS  
020 8432 7330  
[amiee@barneyestates.co.uk](mailto:amiee@barneyestates.co.uk)

