

# 24 CROSS ROAD, FELTHAM TW13 6QW



# **LOCATION**

The property is prominently situated on the south side of Cross Road, at the junction with Crispen Road Feltham. The surrounding area comprises mainly residential dwellings with some tertiary retail nearby.

Sunbury & Whitton railway stations are both situated within approximately 3.2 miles of the property providing regular services to London Waterloo and beyond.

The A316 lies adjacent to the property offering access to Central London, the M3 and M25.

# **DESCRIPTION**

The property comprises a single storey, twin bay Light industrial unit currently being used as an MOT garage and vehicle workshop.

There is off street parking to the front of the unit, and a secure rear yard

The property is an attractive proposition for a variety of end users, and could also present an investment or development opportunities, that would of course be subject to planning permission.

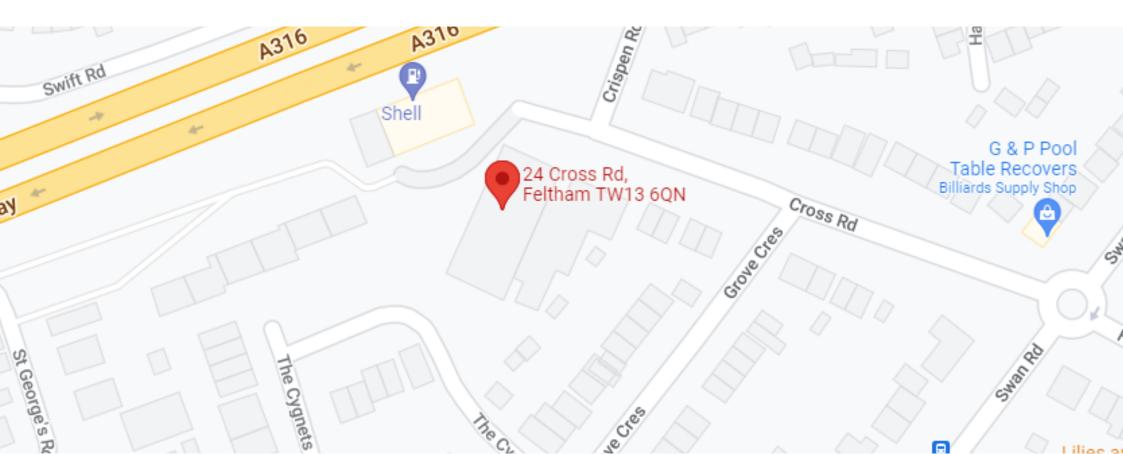
#### **TENURE**

Freehold

# **GUIDE PRICE**

Offers in excess of £1,000,000

Unconditional offers are preferred



# 24 CROSS ROAD, FELTHAM TW13 6QW



#### **AMENITIES**

- Parking to front for 8/10 Vehicles
- Customer Reception
- Twin MOT bays
- Administration Office
- Racked Storage Areas
- Rotary Lift System
- Secure rear yard
- Vacant Possession

#### **ACCOMMODATION**

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

5,404 SQ FT (502.03 SQ M) GIA APPROX.

#### **BUSINESS RATES**

Rateable Value 2017

Workshop and premises: £29,750

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

Amiee Bryett BARNEY ESTATES & AUCTIONEERS 020 8432 7330 amiee@barneyestates.co.uk

