

FREEHOLD MOT GARAGE FOR SALE

24 CROSS ROAD, FELTHAM TW13 6QW

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

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **LIGHT INDUSTRIAL/ MOT GARAGE UNIT**
- **TOTAL SITE AREA OF APPROX 0.26 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 south side of Cross Road, at the junction with Crispin 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



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):

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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.

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