

TO LET

130 SQ. M (1400 SQ. FT) APPROX.

82 HIGH STREET, HAMPTON HILL, MIDDLESEX TW12 1NY

SNELLER
COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **PROMINENT RETAIL UNIT**
- **EXCELLENT LOCATION ON BUSY LOCAL HIGH STREET**
- **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.

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LOCATION

The property is located in a prominent position in Hampton Hill High Street in the London Borough of Richmond upon Thames. Sainsbury's Local, Costa Coffee, KFC, Corals and the public Library are within the parade and the entrance to Bushy Park and the public car park, with 2 hours free parking, is almost adjacent.

This busy High Street also has a number of independent retailers, estate agents, coffee bars, pubs and restaurants serving the affluent local community.

DESCRIPTION

The property comprises a ground floor retail unit most recently trading as a hairdressers, and partitioned to provide a retail area, 2 treatment rooms, kitchen, shower room and disabled WC.

ACCOMMODATION

The property has an approximate net internal floor area of 130 sq. m (1400 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

Offers in the region of £25,000 per annum exclusive.

BUSINESS RATES

2023 Rateable Value: £27,000

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: To be confirmed.

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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