

TO LET

40.7 SQ. M (438 SQ. FT) APPROX.

3 HIGH STREET, HAMPTON HILL, MIDDLESEX TW12 1NB

SNELLER
COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **SEMI DETACHED BUSINESS PREMISES**
- **PROMINENT ROADSIDE LOCATION WITH GOOD ON STREET PARKING**
- **CHARACTER FEATURES**
- **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.

3 HIGH STREET, HAMPTON HILL TW12 1NB

LOCATION

The property is prominently located at the southern end of High Street, Hampton Hill between the busy junctions of Uxbridge Road and Holly Road.

The High Street provides a range of independent businesses as well as direct access to Bushy Park.

DESCRIPTION

The property comprises a ground floor business premises providing a front sales/reception with glazed shop front and two further inter-connecting rooms to the rear.

There is also a fully tiled wet room with WC and shower to the rear.

The property benefits from character features including high ceilings and period fireplace and is fitted with gas central heating and laminate floor throughout.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Front Room	13.6 sq. m	146 sq. ft
Middle Room	18.3 sq. m	197 sq. ft
Rear Room	8.8 sq. m	95 sq. ft
TOTAL	40.7 sq. m	438 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£10,000 per annum

BUSINESS RATES

2017 Rateable Value: £4,250

Tenants may qualify for 100% rates relief and for confirmation, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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