

FOR SALE

SNELLER COMMERCIAL

CHARTERED SURVEYORS

55.2 SQ. M (594 SQ. FT) APPROX.

239 POWDER MILL LANE, WHITTON, TWICKENHAM TW2 6EH



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **FREEHOLD BUSINESS PREMISES**
- **REAR LOADING, PARKING AND STORAGE**
- **FRONT FORECOURT**
- **GROUND FLOOR LEASE EXPIRY JANUARY '23**
- **LONG LEASEHOLD FLAT**

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.

239 POWDER MILL LANE, WHITTON TW2 6EH

LOCATION

The property is located in Powder Mill Lane close to the junction with Hanworth Road (A314) which provides direct access to Hounslow and the A316 Chertsey Road.

The parade serves a busy local community and there are a number of other independent businesses including convenience stores, barbers and hairdressers.

DESCRIPTION

The property comprises a ground floor business premises with kitchenette and WC and most recently fitted as a Co-Op Funeral Directors.

There is a forecourt to the front of the property.

There is rear access to an external store and parking area via a service road.

There is independent access to the upper flat from the rear.

ACCOMMODATION

The property has a total approximate net internal floor area of:-

Ground Floor	45.1 sq. m	485 sq. ft
Rear Store	10.1 sq. m	109 sq. ft
TOTAL	55.2 sq. m	594 sq. ft

TENURE

Freehold subject to:-

1. Lease of the ground floor to Co-Op Funeral Directors for a term expiring 23rd January 2023 at an annual rent of £11,000 per annum.
2. Lease of the residential flat for a term of 999 years.

PRICE

Offers in the region of £210,000

BUSINESS RATES

2017 Rateable Value: £10,750

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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