

TO LET

38 SQ. M (409 SQ. FT) APPROX.

4 BABER BRIDGE PARADE, FELTHAM, MIDDLESEX TW14 0HP

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
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TW11 8QT

www.snellers.com

020 8977 2204

- BUSINESS PREMISES
- YARD AND GARAGE TO REAR
- UNRESRICTED PARKING TO FRONT
- 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.

4 BABER BRIDGE PARADE, TW14 0HP

LOCATION

The property is located in a busy secondary parade adjacent to Staines Road in Feltham at the junction with Hounslow Road.

Other traders in the parade include a take-away, betting shop and Costcutter. There is also a Tesco Express at the crossroads and a Jet petrol garage adjoining the parade.

DESCRIPTION

The property comprises a mid terrace business premises and is offered in a shell condition ready for a tenants fit out.

The premises previously operated as a café and will be suitable for alternative uses within Class E.

There is a WC and rear access to a yard, detached garage and service road.

There is unrestricted parking to the front of the premises.

ACCOMMODATION

The property has an approximate total net internal floor area of 38 sq. m (409 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£16,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £5,400

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

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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