

# FOR SALE

LONG LEASEHOLD

72—74 STATION ROAD, HAMPTON, MIDDLESEX TW12 2AX

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **TENANTED RETAIL INVESTMENT**
- **TWO SHOP UNITS**
- **CURRENT TOTAL RENT £21,000 PER ANNUM**
- **TOTAL 98.5 SQ. M (1060 SQ. FT) APPROX.**

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.

# 72—74 STATION ROAD, HAMPTON TW12 2AX

## LOCATION

The property is located in Station Road, Hampton, a secondary retail location with a number of small independent traders serving the local community. Hampton is situated approximately 15 miles to the south west of central London and 4 miles to the west of Kingston upon Thames. Bushy Park, Hampton Court Palace and the River Thames are all nearby.

Junction 1 of the M3 motorway is approximately 2 miles away which provides access into central London. Hampton railway station is approximately 350 yards away.

## DESCRIPTION

The property comprises two retail premises currently occupied by Hampton Nails & Beauty and Lotus Therapy Centre.

## ACCOMMODATION

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

72 Station Rd	41.6 sq. m	448 sq. ft
74 Station Rd	56.8 sq. m	612 sq. ft
<b>TOTAL</b>	<b>98.4 sq. m</b>	<b>1060 sq. ft</b>

## BUSINESS RATES

2017 Rateable Values:

72 Station Road: £10,500  
74 Station Road: £13,250

2023 Rateable Values

72 Station Road: £10,750  
74 Station Road: £13,750

## TENURE

The properties are held on a Long Lease for a term of 125 years from 5th April 2006.

## SUB LEASES

The property is subject to the following sub leases:-

### 72 Station Road

Tenant: Lee Gia Nguyen  
10 years from 28/11/2019  
Tenants break option 28/11/2022  
£11,000 per annum  
£4,500 rent deposit  
Outside Landlord & Tenant Act

### 74 Station Road

Tenant: Hai Van Nyguen  
10 years from 18/7/2019  
Tenants break option 18/7/2022  
£10,000 per annum  
£5,000 rent deposit  
Outside Landlord & Tenant Act

## PRICE

Offers in the region of £350,000

## ENERGY PERFORMANCE RATING

Energy Rating for 72 Station Road: B45  
Energy Rating for 74 Station Road: C58

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
020 8977 2204  
sharon@snellers.com

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

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