

FOR SALE

SNELLER COMMERCIAL

CHARTERED SURVEYORS

FREEHOLD GROUND RENT INVESTMENT

111 HAMPTON ROAD, HAMPTON HILL TW12 1JQ



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

020 8977 2204

- **MID TERRACE PERIOD BUILDING**
- **FREEHOLD GROUND RENT INVESTMENT**
- **ASSET MANAGEMENT OPPORTUNITIES**
- **GROUND RENT INCOME £1,580 PA**

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 the middle of a terrace of 3 similar properties on Hampton Road, at the junction with Laurel Road.

Positioned within striking distance of Hampton Hill and Teddington town centres which provide a wide range of retail shops, restaurants, coffee shops and bars.

Teddington & Fulwell Railway stations both provide regular services to London Waterloo and beyond. The A316 Chertsey Road provides access to Central London the M3/M25 and wider road network.

DESCRIPTION

This well maintained and rarely available investment comprises four apartments set over ground, first and second floors that are generating ground rent income.

ACCOMMODATION

The property has the following approximate gross internal floor area:-

- 111A 50 sq.m (538 sq. ft)
- 111B 48 sq.m (517 sq. ft)
- 111C 50 sq.m (538 sq. ft)
- 111D 39 sq.m (420 sq. ft)

TENURE

Freehold. Subject to the following Leases;

111A. 131 years from 29/09/1984
Ground Rent £400 per annum.

111B. 100 years from 29/09/1984
Ground Rent £410 per annum.

111C. 100 years from 16/02/2012
Ground Rent £390 per annum.

111D. 100 years from 01/12/2017
Ground Rent £380 per annum

GUIDE PRICE

Offers in the region of £40,000

ENERGY PERFORMANCE RATINGS

- 111A Energy Rating: C (73)
- 111B Energy Rating: D (57)
- 111C Energy Rating: D (63)
- 111D Energy Rating: C (71)

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204
antony@snellers.com

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

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