

FOR SALE

MIXED USE VACANT FREEHOLD

218 HAMPTON ROAD, TWICKENHAM TW2 5NJ

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **FREEHOLD COMMERCIAL AND RESIDENTIAL PREMISES WITH REAR WORKSHOP AND YARD**
- **LARGE FRONT FORECOURT**
- **FULL VACANT POSSESSION**

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.

218 HAMPTON ROAD, TW2 5NJ

LOCATION

The property is located on the west side of Hampton Road (A311) in a parade of shops approximately 100m from the cross-road junction with Sixth Cross Road, Wellington Road and South Road.

Hampton Road comprises a mixture of commercial and residential properties and nearby traders include a hairdressers, food take-aways and Co-Op convenience store.

Fulwell railway station is approximately 0.3 miles providing services direct to London Waterloo and a number of bus routes service Hampton Road towards Richmond and Kingston.

DESCRIPTION

The property comprises a mid terrace 3 storey building with ground floor business premises and rear work shop with roller shutter loading. There is separate access from the front of the property to a 2 bedroom residential maisonette over first and second floors.

There is a large forecourt to the front of the premises and to the rear is a yard of approximately 21m x 6 m. Within the yard are two stores with power. Double gates lead to the rear service road.

ACCOMMODATION

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

	SQ. M	SQ. FT
Retail	48.1	518
Workshop	30.1	324
TOTAL	78.2	842

The first floor provides a lounge, kitchen, bathroom and bedroom with a roof terrace and stairs leading to a loft bedroom.

The approximate total gross internal area of the residential accommodation is 76 sq. m (818 sq. ft).

TENURE

FREEHOLD with vacant possession.

PRICE

Offers in the region of £650,000.

BUSINESS RATES

2023 Rateable Value: £10,750

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

COUNCIL TAX

Band C

ENERGY PERFORMANCE RATING

Commercial EPC Rating: C61
Residential EPC Rating: F25

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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