

# TO LET

76.7 SQ. M (826 SQ. FT) APPROX.

31 HIGH STREET, HAMPTON HILL, MIDDLESEX TW12 1NB

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **PROMINENT BUSINESS UNIT**
- **CORNER RETURN ON BUSY HIGH STREET**
- **ACCESS TO BUSHY PARK OPPOSITE**
- **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.

# 31 HIGH STREET, HAMPTON HILL TW12 1NB

## LOCATION

The property is located in a prominent location on the corner of High Street with Park Place. Access to Bushy Park via the Hampton Hill gate is directly opposite the property. Nearby occupiers include a variety of local independent operators including a convenience store, coffee shop, dry cleaners and dental practice.

## DESCRIPTION

The property comprises part of the ground floor of a two storey period building with a prominent corner return.

Although currently partitioned for the previous tenants use, the property comprises a front retail area, with rear store, WC and kitchenette. There is side access to Park Place.

## ACCOMMODATION

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

76.7 sq. m (826 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£22,000 per annum

## BUSINESS RATES

2023 Rateable Value: £10,750

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

## ENERGY PERFORMANCE RATING

Energy Rating: B50

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

**Sharon Bastion**  
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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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