

TO LET

SNELLER COMMERCIAL

CHARTERED SURVEYORS

70.5 SQ. M (759 SQ. FT) APPROX.

47 HIGH STREET, HAMPTON WICK, KINGSTON UPON THAMES KT1 4DG



www.snellers.com

020 8977 2204

- CHARACTER BUSINESS PREMISES
- ARRANGED OVER GROUND FLOOR AND BASEMENT
- NEW LEASE AVAILABLE
- IDEALLY LOCATED

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.

47 HIGH STREET, HAMPTON WICK KT1 4DG

LOCATION

The premises are prominently located on the west side of Hampton Wick High Street (A310) on the corner of School Road and approximately 100 metres from Sainsbury Local and Hampton Wick station. Kingston upon Thames town centre is within half a mile.

Hampton Wick railway station offers a direct service to London Waterloo and buses on the High Street provide direct links to Kingston, Teddington, Twickenham and Heathrow Airport.

DESCRIPTION

This attractive corner premises is currently operating as a wellness being centre and is partitioned to provide 4 treatment rooms, laid out over ground and basement levels. There is a WC on each floor and the premises are presented in good decorative condition with gas central heating.

ACCOMMODATION

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

Ground Floor	38.8 sq. m	418 sq. ft
Basement	31.7 sq. m	341 sq. ft
Total	70.5 sq. m	759 sq. ft

PLANNING

In June 2019 the property was granted permission for a change of use from A2 office use to D1 for health and wellness centre. The property will therefore benefit from Class E use as of September 2020 and suitable for a variety of uses.

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.

TENURE

Available by way of an Assignment of the existing lease for a term expiring January 2029. The Assignment is subject to Landlords and Superior Landlords consent and therefore suitable references and business accounts will be required.

Alternatively, a new lease may be available, with terms to be agreed and subject to Landlords and Superior Landlords consent and the surrender of the existing lease.

PASSING RENT

£18,000 per annum plus VAT.

BUSINESS RATES

2023 Rateable Value: £14,250

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

ENERGY PERFORMANCE RATING

Energy Rating: D92

A copy of the certificate is available upon request.

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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