

# TO LET

67.4 SQ. M (725 SQ. FT) APPROX.

7 CENTRAL PARADE, FELTHAM, MIDDLESEX TW14 0EA

# SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT

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# 7 CENTRAL PARADE, FELTHAM TW14 0EA

## LOCATION

The property is located within the Sparrow Farm housing development in Feltham, just under 1 mile from Feltham railway station.

This small parade serves the local community and includes a convenience store and take-away food premises. Sparrow Farm Primary School is nearby and there is a bus stop immediately outside the premises.

## DESCRIPTION

The property comprises a lock up retail/ business unit with partitioning that can be removed to provide an open plan area. There is a storage area to the rear with double loading doors to the service road at the back of the property. There are also two WC's and the property benefits from a high ceiling of 2.8m and electric roller shutter to the front.

## ACCOMMODATION

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

	SQ. M	SQ. FT
Retail	54.12	582
Storage	13.25	143
<b>TOTAL</b>	<b>67.37</b>	<b>725</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£12,000 per annum exclusive.

No VAT applicable.

## BUSINESS RATES

2026 Rateable Value: £5,400

Tenants may qualify for 100% relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

## ENERGY PERFORMANCE RATING

Energy Rating: D89

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

**Sharon Bastion**  
Sneller Commercial  
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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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