

TO LET

72.7 SQ. M (782 SQ. FT) APPROX.

432 STAINES ROAD, BEDFONT, FELTHAM, MIDDLESEX TW14 8BS

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL PREMISES**
- **LARGE FRONT FORECOURT**
- **AVAILABLE ON A NEW LEASE**
- **CLOSE PROXIMITY TO TESCO EXPRESS AND COSTA COFFEE**

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.

432 STAINES ROAD, BEDFONT TW14 8BS

LOCATION

The property is located on the busy A315 Staines Road within a local neighbourhood shopping area approximately 1 mile from Feltham railway station and Heathrow Airport.

Adjoining occupiers in this parade set back from the road include a take-away, estate agents, barbers and cafe.

Tesco Express and Costa Coffee are also in close proximity.

DESCRIPTION

The property comprises a retail premises with rear store and WC.

The property benefits from a large front forecourt and aluminium shop front with electric roller shutter.

ACCOMMODATION

The property has an approximate total net internal floor area of 72.7 sq. m (782 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£16,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £8,400

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

ENERGY PERFORMANCE RATING

Energy Rating: C64

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial

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

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