

# TO LET

44 sq. m (473 sq. ft) approx.

**6 NORMAN HOUSE, SAXON AVENUE, HANWORTH TW13 5LZ**

## SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

**020 8977 2204**

- **RETAIL PREMISES**
- **PARADE SERVING THE LOCAL COMMUNITY**
- **NEW HOUSING DEVELOPMENT OPPOSITE**
- **SMALL REAR GARDEN**
- **ELECTRIC ROLLER SHUTTER**

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.

# 6 NORMAN HOUSE, HANWORTH TW13 5LZ

## LOCATION

The property is located in Saxon Avenue, Hanworth in the Borough of Hounslow. The parade serves the local community and a nearby parade provides a convenience store and take-away premises.

There is a new development of residential houses opposite the premises which will provide homes for rent and shared ownership.

Access to the A316 is approximately half a mile providing access to the M3 and central London.

## DESCRIPTION

The property comprises a ground floor retail unit with WC and kitchen. There is a small garden to the rear.

The property benefits from aluminium shop front with electric roller shutter, electric heaters, and UPVC windows to the rear.

## ACCOMMODATION

The property has a total approximate net internal floor area of 44 sq. m (473 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£9,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £4,100

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

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

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