

# FREEHOLD SHOP & 2 FLATS FOR SALE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

GROUND FLOOR 72.4 sq. m (779 sq. ft) APPROX.

**35 STAINES ROAD WEST, SUNBURY ON THAMES TW16 7AB**



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

**020 8977 2204**

- **FREEHOLD RETAIL SHOP, 1 BED & 2/3 BED FLAT**
- **TOTAL INCOME £39,200 PA**
- **BOTH FLATS RECENTLY REFURBISHED**
- **REAR ACCESS & PARKING**

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.

# 35 Staines Road West, Sunbury on Thames TW16 7AB

## LOCATION

The property is situated within a busy local parade on Staines Road West in Sunbury.

Within the parade there is a good mix of independent operators including restaurants, opticians and dry cleaners as well as multiple retailers such as Greggs, Papa Johns, Costcutter and Yorkshire Building Society.

## DESCRIPTION

The property comprises a ground floor retail unit with rear kitchen/storage area and WC. The premises are currently occupied and trading as a window / kitchen showroom. The ground floor benefits from rear access with parking.

The first floor comprises a self contained 1 bedroom flat and the second floor comprises a 2/3 bedroom flat. The flats have their own separate entrances from the rear.

## ACCOMMODATION

The property has the following approximate floor areas:

Retail (NIA)	72.4 sq. m	779 sq. ft
First Floor Flat 35a (GIA)	30.5 sq. m	328 sq. ft
Second Floor Flat 35b (GIA)	52.5 sq. m	565 sq. ft

## ENERGY PERFORMANCE RATING

Shop	E102
35a	C73
35b	D62

A copy of the certificates are available on request.

## TENURE

The property is available Freehold.

The ground floor is subject to a 10 year lease to Surrey Glazing Supplies Limited starting on 01/03/2017 and expiring 28/02/2027 at a rent of £17,000 per annum. There is a 5<sup>th</sup> year upwards only rent review and a tenant break clause on 28/02/2022.

35a - Let on an AST at £800 pcm

35b - Let on an AST at £1050 pcm

## PRICE

Offers in the region of £650,000

## VAT

We have been advised the property is not elected for VAT.

## BUSINESS RATES

2017 Rateable Value: £11,250

## COUNCIL TAX

35a - Band B

35b - Band C

## VIEWING

All viewings are strictly by appointment through Sole Agents.

Sharon Bastion or Matt Walters  
Sneller Commercial  
020 8977 2204  
matt@snellers.com  
sharon@snellers.com

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

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