

TO LET

31.3 SQ. M (336 SQ. FT) APPROX.

55 HIGH STREET, HAMPTON WICK, SURREY KT1 4DG

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL SHOP**
- **FULLY REFURBISHED**
- **BASEMENT STORAGE (BY ARRANGEMENT)**
- **POTENTIAL FOR REAR WORKSHOP/YARD**
- **PROMINENT MAIN ROAD LOCATION**

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.

55 HIGH STREET, HAMPTON WICK KT1 4DG

LOCATION

The premises are prominently located on the west side of Hampton Wick High Street (A310) approximately 100 metres from 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

The property comprises a newly refurbished retail premises with WC and office/store offered in a shell condition ready for a tenants fit out.

ACCOMMODATION

The property has an approximate net internal floor area of 31.3 sq. m (336 sq. ft)

There is side access to the rear of the property which provides access to a basement of 23.2 sq. m (250 sq. ft) suitable for storage purposes. This could be available with further details upon request.

There is also additional storage/workshop and covered yard space to the rear of the property which could be available with further details available on request.

TENURE

Available on a new lease for a term by arrangement.

RENT

£12,000 per annum exclusive

BUSINESS RATES

The current rateable value includes some additional workshop and storage to the rear and will need to be re-assessed following a new lease being granted.

ENERGY PERFORMANCE RATING

Energy Rating: C72

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable