

FOR SALE

122.9 SQ. M (1323 SQ. FT) APPROX.

30—32 STAINES ROAD, HOUNSLOW, MIDDLESEX TW3 3LZ

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND FLOOR COMMERCIAL UNIT**
- **NEW TOWN CENTRE DEVELOPMENT**
- **A1/A2 OR COFFEE SHOP USE CONSIDERED**
- **EXCELLENT WINDOW FRONTAGE**
- **FINISHED TO SHELL AND CORE**

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.

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LOCATION

The property is located on the edge of the town centre with retail, hotel, restaurant and residential within the immediate vicinity.

Hounslow central is well connected via the Piccadilly Line and Hounslow mainline station is approximately 0.7 miles away.

For road communications the A4 Great West Road is approximately 1.3 miles and Junction 3 of the M4 is approximately 3 miles. Heathrow airport is 3 miles away.

DESCRIPTION

This new commercial unit is situated on the ground floor of a recently developed town centre scheme called Habito, which includes 38 residential units.

The property is newly constructed and finished to a shell and core ready for a tenants fit out to their own specification.

Benefits include main road fully glazed frontage, A1/A2 and A3 (restricted to coffee shop) use. There is access from the rear for deliveries and a separate storage and refuse area. The property is connected for gas, water and electricity.

ACCOMMODATION

The property has the following approximate gross internal floor areas:-

	Sq. ft	Sq. m
Ground Floor	1082	100.5
Ancillary	<u>241</u>	<u>22.4</u>
Total	1323	122.9

TENURE

For sale upon a new 999 year lease at a peppercorn rent.

PRICE

£465,000 plus VAT

BUSINESS RATES

To be assessed.

VIEWING

Strictly by appointment through Joint Sole Agents.

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