

FOR SALE

MIXED USE FREEHOLD - PART VACANT

173 PERCY ROAD, HAMPTON, MIDDLESEX TW12 2JN

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **VACANT RETAIL PREMISES - 638 SQ. FT**
- **2 BEDROOM FLAT LET ON AST AT £1,250 PCM**
- **CORNER PLOT WITH FRONT FORECOURT PROVIDING PARKING FOR UP TO 3 CARS**
- **SINGLE GARAGE**

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.

173 PERCY ROAD, HAMPTON TW12 2JN

LOCATION

The property is located on Percy Road at the junction with Broad Lane and The Avenue in Hampton.

DESCRIPTION

The property comprises a ground floor retail premises with return frontage. There is a large front forecourt with parking for up to 3 cars.

The shop is owner/occupied and currently trades as a hairdressers benefitting from air conditioning, Amtico flooring, gas boiler WC, kitchen area and electric roller shutters to the shop front.

There is separate access from the side of the property to the first floor flat which comprises lounge, 2 bedrooms, bathroom and kitchen.

The flat has recently been refurbished and is presented in excellent decorative condition benefitting from a fully fitted bathroom and kitchen, double glazed windows, inset spot lights, electric radiators and laminate and carpeted floor areas.

There is a garden area to the side and the rear of the property and there is a single garage within a separate block

ACCOMMODATION

The ground floor has an approximate net internal floor area of 59.3 sq. m (638 sq. ft).

The first floor has an approximate gross internal floor area of 59 sq. m (635 sq. ft).

BUSINESS RATES

2017 Rateable Value: £10,000

COUNCIL TAX

173a — Council Tax Band: C

ENERGY PERFORMANCE RATING

Energy Rating: TBC

TENURE

Freehold with vacant possession of the ground floor commercial premises and subject to an Assured Shorthold Tenancy of the first floor flat for a term of 12 months from 14th June 2020 at a rent of £1,250 pcm plus £30 pcm for water rates.

PRICE

Offers in the region of £595,000

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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