

# TO LET

42.4 SQ. M (457 SQ. FT) APPROX.

UNIT 1, R/O 60 HIGH STREET, HAMPTON WICK KT1 4DB

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **SECURE BUSINESS PREMISES**
- **WITH PARKING**
- **EXCELLENT LOCATION**
- **AIR CONDITIONING**

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.

# REAR OF 60 HIGH STREET, HAMPTON WICK KT1 4DB

## LOCATION

Located between the affluent towns of Teddington and Kingston upon Thames. The property is situated in Hampton Wick with easy access direct from the High Street leading to a small courtyard behind Navigator House.

Hampton Wick station is in close proximity and Kingston town centre is within ½ a mile. Hampton Wick benefits from a number of independent retailers including a local post office and a variety of restaurants, cafes and public houses.

## DESCRIPTION

The property comprises a self contained business unit with mezzanine floor. The unit benefits from UPVC windows, electric roller shutter to front, carpeting, kitchenette, AC units and a good supply of power points. There is shared use of male & female WC's within the courtyard.

The premises also benefit from an allocated parking bay.

## ACCOMMODATION

The property has the following approximate net internal floor areas-

|              |                   |                   |
|--------------|-------------------|-------------------|
| Ground Floor | 27.6 sq. m        | 297 sq. ft        |
| Mezzanine    | 14.8 sq. m        | 159 sq. ft        |
| <b>TOTAL</b> | <b>42.4 SQ. M</b> | <b>457 SQ. FT</b> |

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£10,000 per annum

## BUSINESS RATES

2017 Rateable Value: £6,500

Tenants may qualify for 100% relief. For confirmation, please contact the business rates department of the London Borough of Richmond upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: D88

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

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

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