TO LET

47.7 sq. m (513 sq. ft) approx.

89 BEDFONT LANE, FELTHAM, MIDDLESEX TW14 9BH

SNELLER COMMERCIAL
CHARTERED SURVEYORS

Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **RETAIL/CLASS E BUSINESS PREMISES**
- **NEW LEASE AVAILABLE**
- **REAR ACCESS**

89 BEDFONT LANE, FELTHAM TW14 9BH

LOCATION

The property is located in Bedfont Lane, Feltham within a parade of retail and food operators.

Feltham railway station is approximately 0.2 miles away and Feltham town centre is in close proximity with its range of multiple retailers and food operators within The Centre as well as the High Street.

DESCRIPTION

The property comprises a retail premises with rear yard, outside WC and small store. The property benefits from roller shutters to the front elevation.

ACCOMMODATION

The property has an approximate net internal floor area of 47.7sq. m (513 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

The landlord will not consider any uses which conflict with existing businesses in the parade.

RENT

£10,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £6,500

Tenants may qualify for 100% business rates relief. For confirmation please contact the business rates department of the London Borough of Hounslow.

ENERGY PERFORMANCE RATING

Energy Rating: D82

A copy of the certificate is available on 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