

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**

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 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
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