

INVESTMENT / DEVELOPMENT FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

506.9 SQ. M (5,456 SQ. FT) APPROX.

CENTRAL HOUSE, 124 HIGH STREET, HAMPTON HILL, TW12 1NS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FREEHOLD FOR SALE**
- **GROUND FLOOR LET**
- **DEVELOPMENT POTENTIAL (STP)**
- **PARKING TO THE SIDE AND REAR**
- **TOWN CENTRE LOCATION**

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

Central House is situated in a prominent position close to the junction of Hampton Road and Wellington Road at the northern end of Hampton Hill High Street. Hampton Hill is well situated for easy access to the motorway network via the A316 which is within 1¼ miles providing access to the M3.

Hampton Hill High Street provides a range of shops, restaurants and cafes and Fulwell railway station is approximately one third of a mile to the north providing regular services to London Waterloo.

PLANNING CONSIDERATIONS

- No planning history.
- Not in a Conservation Area.
- In an Article 4 area for office to residential conversion.
- Site of approx. 0.2 acres.

DESCRIPTION

Central House comprises a detached two storey office building with car parking to the sides and to the rear. The ground floor is divided into two office suites, each with their own self contained entrances. The rear ground floor suite also has the benefit of a full height basement area. Both ground floor suites are let.

The first floor comprises a self contained office with access from both the front and rear of the building. The offices are arranged as mostly open plan with a separate meeting room, kitchen and WC's. The first floor offices have been vacant since 2018.

There is parking to the sides and rear of the property for approximately 13 cars.

ENERGY PERFORMANCE RATING

Energy Rating: C75

A copy of the certificate is available on request.

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

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ACCOMMODATION & TENANCY SCHEDULE

The offices have the following approximate net internal floor areas and tenancy details:

Floor	Sq M	Sq Ft	Tenant	Lease Info	Rent
Ground (Front)	176.7	1,902	Haxtons Accountants	10 years from 25/12/18 Tenant break 25/12/2023 Rent review 25/12/2023	£39,500pa
Ground (Rear)	46.8	504	Kothari & Co	5 years from 4/5/2018	£9,000pa
Basement	48.8	525	Kothari & Co	Included with Ground Floor Rear	
First Floor	234.6	2,525	Vacant	Vacant	Vacant
TOTAL	506.9	5,456			£48,500pa

TENURE

Freehold subject to the occupational tenancies as above.

PRICE

Unconditional offers for the freehold interest are invited in the region of £1,200,000

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
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020 8977 2204 matt@snellers.com

Sharon Bastion
Sneller Commercial
020 8977 2204 sharon@snellers.com

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