

FOR SALE

FREEHOLD BUSINESS PREMISES

2 SOUTH STREET, ISLEWORTH, MIDDLESEX TW7 7BG

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **FREEHOLD CHARACTER BUILDING**
- **VACANT GROUND FLOOR**
- **BASEMENT**
- **REAR YARD**
- **DEVELOPMENT OPPORTUNITY**

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.

2 SOUTH STREET, ISLEWORTH, TW7 7BG

LOCATION

The property is located in South Street, in "Old Isleworth" which is approximately 2 miles from Richmond town centre.

South Street provides a village feel and there are a number of independent retailers, cafes and restaurants within close proximity as well as access to the River Thames.

DESCRIPTION

The property comprises a ground floor shop with character frontage. To the rear of the premises is an ancillary workshop, office, kitchen and WC. There is also access to a rear yard and additional storage building.

There is access to a basement with a head height of approximately 1.9m.

There may be scope for redevelopment, subject to planning.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	Sq. m	Sq. ft
Retail	37.0	398
Ancillary	75.4	811
External Store	10.3	111
Basement	18.4	198

TENURE

Freehold subject to the long lease of the upper parts for a term of 189 years from 29th September 1984.

PRICE

Offers in the region of £300,000

BUSINESS RATES

2017 Rateable Value: £12,250

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

ENERGY PERFORMANCE RATING

D77

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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