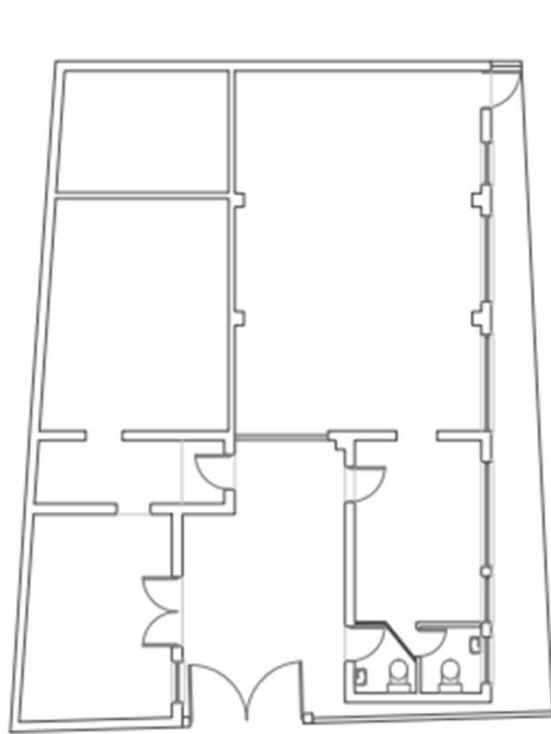


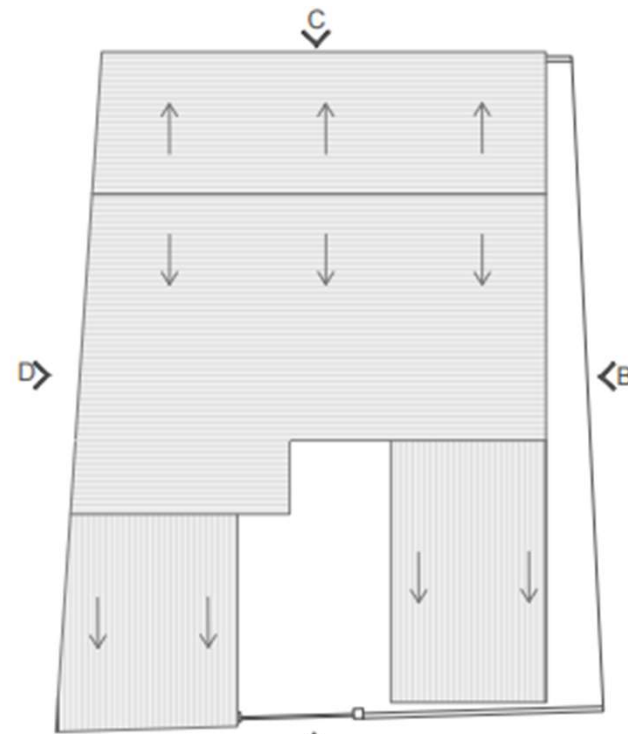
FOR SALE/TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

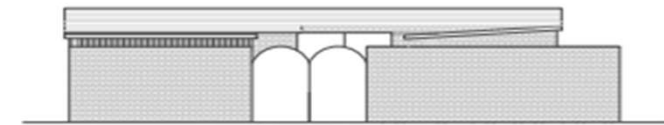
SITE AREA APPROXIMATELY 150 SQ. M (1603 SQ. FT)
38 HATHEROP ROAD, HAMPTON TW12 2RF



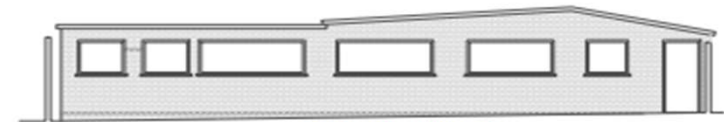
GROUND FLOOR



ROOF PLAN



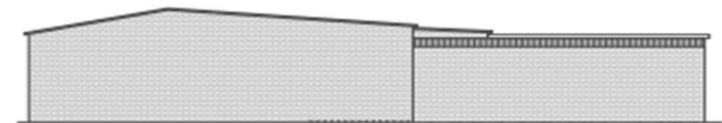
Front Elevation A



Side Elevation B



Rear Elevation C



Side Elevation D

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- **WORKSHOPS AND YARD**
- **HIGHLY RESIDENTIAL LOCATION**
- **POTENTIAL FOR REDEVELOPMENT – SUBJECT TO PLANNING**

38 HATHEROP ROAD, HAMPTON TW12 2RF

LOCATION

Hampton is in the London Borough of Richmond approximately 13 miles southwest of central London and benefits from excellent leisure facilities with Hampton open air pool, Bushy Park, the River Thames and nearby Hampton Court Palace.

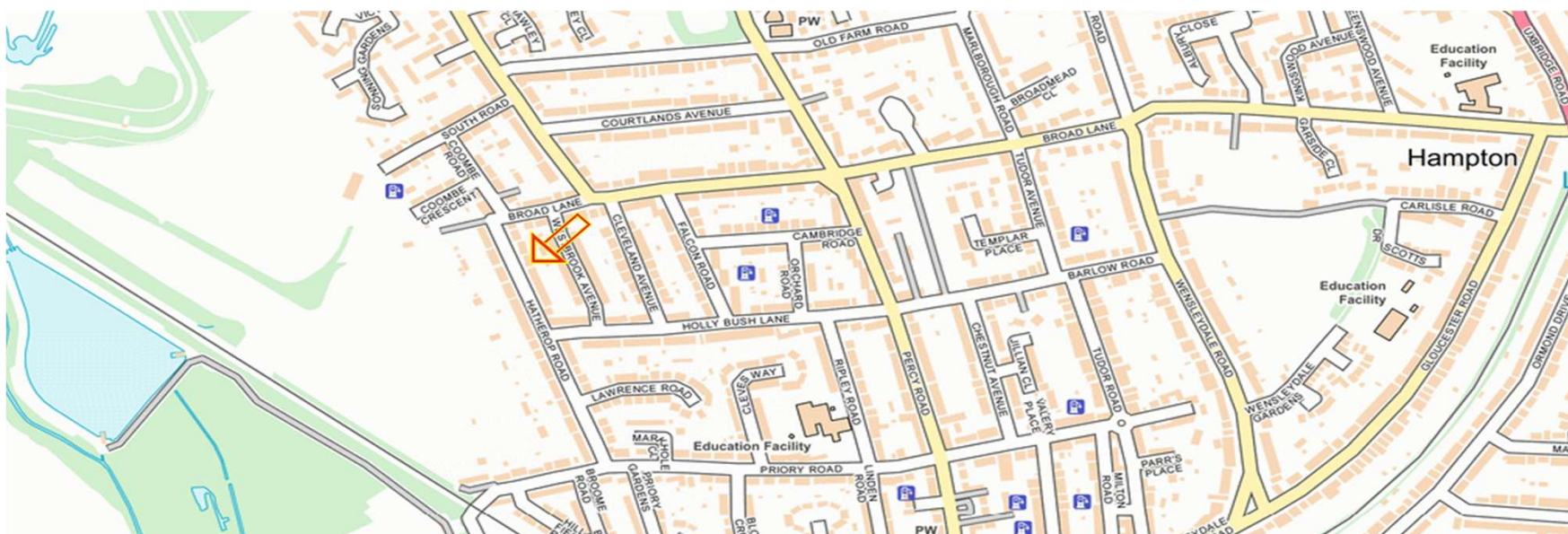
The property is located in Hatherop Road in a densely populated residential area under 1 mile from Hampton Station with trains to London Waterloo in approximately 45 minutes.

DESCRIPTION

The property comprises existing workshops and yard with two onsite WCs. The current workshops provide a total approximate net internal floor area of 56.9 sq. m (612 sq. ft).

PLANNING

A planning application was previously withdrawn for a 3-bedroom dwelling. The application with floor plans and proposed drawings can be viewed on the London Borough of Richmond planning web site, planning application number 23/0627/FUL.



Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

BUSINESS RATES

2026 Rateable Value: £6,300

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

TENURE

Freehold for sale at offers in the region of £225,000 or alternatively available on a new lease for a term by arrangement.

RENT

£15,000 per annum exclusive.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com
www.snellers.com



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