

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

NIA 56.3SQ.M (607 SQ. FT) APPROX.

73 STATION ROAD, HAMPTON TW12 2BJ



www.snellers.com

020 8977 2204

- LONG LEASEHOLD
CLASS E PREMISES
- PROMINENT CORNER
POSITION IN LOCAL
VILLAGE LOCATION

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.

LOCATION

The property is located in Station Road Hampton, a secondary retail location with a number of small independent traders serving the local community. Hampton is situated approximately 15 miles to the south west of central London and 4 miles to the west of Kingston upon Thames. Bushy Park, Hampton Court Palace and the River Thames are all nearby.

DESCRIPTION

The property comprises the ground floor and basement of a business premises with corner return which has just been fully refurbished and benefits from WC and fitted kitchenette.

ACCOMMODATION

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

	SQ. M	SQ. FT
Ground Floor	25.7	277
Basement	30.6	330
TOTAL	56.3	607

PRICE

Offers in the region of £200,000

TENURE

Long leasehold with approximately 96 years remaining .

BUSINESS RATES

2026 Rateable Value: £12,750

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

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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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.