FOR SALE/TO LET

SNELLER COMMERCIAL
CHARTERED SURVEYORS

153.2 SQ. M (1,650 SQ. FT APPROX.)

165a HIGH STREET, HAMPTON HILL TW12 1NL



www.snellers.com

020 8977 2204

- **OFFICE / CLASS E PREMISES FOR SALE OR TO LET**
- **PARKING FOR UP TO 4 CARS TO THE REAR**

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.

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LOCATION

The property is centrally located in the High Street which provides a variety of local shops and restaurants/bars as well as Sainsbury, Tesco Metro, Waitrose and Costa Coffee.

Fulwell Railway Station is approximately half a mile, and the A316 Chertsey Road is just over a mile providing access to the M3 and motorway network.

DESCRIPTION

The property comprises a mid terraced self contained two storey building benefitting from gas fired central heating, comfort cooling, two ground floor WCs, one being DDA compliant, fitted kitchen and parking for up to 4 cars at the rear and a car charging point.

ACCOMMODATION

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

	SQ. FT	SQ. M
Ground Floor	1,306	121.3
First Floor	344	31.9
TOTAL	**1,650**	**153.2**

RENT

£30,000 per annum. VAT is applicable

TENURE

Available on a new lease with terms to be agreed.

PRICE

Offers in the region of £475,000 for the freehold interest. VAT is applicable.

BUSINESS RATES

2026 Rateable Values:

Part ground floor and first floor - £10,750

Part ground floor - £21,250

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

ENERGY PERFORMANCE RATING

Energy Rating: D94

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

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.

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