



**Deals Winner 2011**  
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# **UNDERGOING REFURBISHMENT**

## **HAMPTON HILL**

### **SELF CONTAINED OFFICE BUILDING**

1,700 sq ft (158 sq m) approx.



165a High Street, Hampton Hill, Middlesex TW12 1NG

## **FOR SALE / TO LET**

- Self-contained building
- Freehold available.
- 4 parking spaces.
- Well located.

Regulated by RICS



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Agency • Investment • Development • Asset Management • Landlord & Tenant

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## Location

The building fronts onto Hampton Hill High Street which is a busy local commercial centre in West London, midway between Richmond and Kingston.

The M3 motorway is nearby with excellent links to the M4 and M25 which provide onward access to both Heathrow and Gatwick airports.

The High Street offers excellent local convenience shopping and Hampton Bridge railway stations are both located nearby.

## Description

The premises comprise a two storey Georgian style brick built building with a single storey rear extension. To the rear there is onsite car parking for up to 4 cars.

## Amenities

- Gas fired central heating and air cooling.
- Predominantly open plan accommodation.
- Up to 4 on-site car parking spaces.
- Suspended ceilings.
- 3 compartment perimeter trunking.
- Self contained building.

## Accommodation

Ground Floor	1,300 sq ft	(120.8 sq m)
First Floor	400 sq ft	(37.1 sq m)
<b>Total approx. NIA</b>	<b>1,700 sq ft</b>	<b>(157.9 sq m)</b>

## Planning

The premises have the benefit of an office usage. However, the premises may be suitable for a variety of alternative uses, subject to the necessary planning consents.

## Tenure

The premises are available by way of a new fully repairing and insuring lease on terms to be agreed. The lease will be contracted outside of the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act Part II, as amended.

## Annual Rental

£25,000 per annum, exclusive. The annual rental will be payable quarterly in advance and will be subject to VAT.

## Freehold

The building is also available for purchase at a guide price of **£300,000**, subject to VAT.

## Business Rates

From internet enquiry only, we note the premises have the following business rate assessment:

2010 Rateable Value	£23,250
Uniform Business Rate	£0.433 (expiring 31/03/2012)
Business Rates Payable	£10,068.00 per annum approximately.

## Legal Costs

Each party to be responsible for their own professional and legal costs.

## Viewing & Further Information

strictly by appointment with the joint agents:

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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