



computer generated image of development

Location

The proposed development, upon completion of works, will occupy a highly prominent position fronting Hampton Hill (A311) located adjacent to **Tesco Express**. There are a number of local and national companies within Hampton Hill trading into a densely populated local shopping catchment. Within proximity of the premises are **Sainsbury's Local, KFC** and **Costa Coffee**.

Description

The property will comprise a retail showroom arranged on ground floor only, forming part of a larger redevelopment providing a total of 10 new residential dwellings to the upper floors, together with external plant area and bin stores.

Accommodation

The following areas have been calculated off plan and are subject to re-measurement / verification upon completion of the works

Internal Width Front	19.30 m	63' 4"
Narrowing to	16.81 m	55' 2"
Widening to (rear)	18.59 m	61' 0"
Built Depth	24.40 m	1,783
Gross Ground Floor Area	391.02 sq.m	4,209 sq.ft

Date prepared: October 2021. Subject to Contract

HAMPTON HILL

179-181 HAMPTON HILL

TW12 1NL

CLASS E USE - NEW RETAIL DEVELOPMENT

GROUND FLOOR AREA 4,209 SQ.FT CAPABLE OF SUBDIVISION

Lease Terms

New lease for a term of years to be agreed on an effectively full repairing and insuring basis subject to service charge provisions. Rent review after expiry of the 5th year of the term and 5 yearly thereafter.

Commencing Rental

Rent upon application. The rent will be exclusive of Business Rates, Service Charge and VAT.

Business Rates

Rateable Value – Awaiting assessment.

Handover

April 2022 – Plans available upon request.

Planning / Use

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services and restaurant uses. Interested parties are advised to make their own enquiries with the Local Planning Authority.

Energy Performance

Awaiting assessment.

Viewing Strictly By Appointment

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