

# FOR SALE

## COMMERCIAL INVESTMENT



whozoo.

HAMPTON

Unit 4, 27 Tangle Park Road, Hampton TW12 3YH

Price **£295,000**



Property Type

COMMERCIAL PROPERTY



Size

775 FT<sup>2</sup>



Tenure

LEASEHOLD



Borough

HAMPTON



Planning Granted

NO



Existing Use

CLASS E

### Tenanted



Yes

### Local Train Stations



Hampton (0.8 miles)  
Ferry Landing (1.2 miles)  
Moulsey Hurst Park (1.3 miles)

### Local Amenities



Sainsbury's (0.1 miles)  
Hampton Common (0.3 miles)  
Kempton Park (2 miles)

### VAT Applicable



YES

### Rateable Value

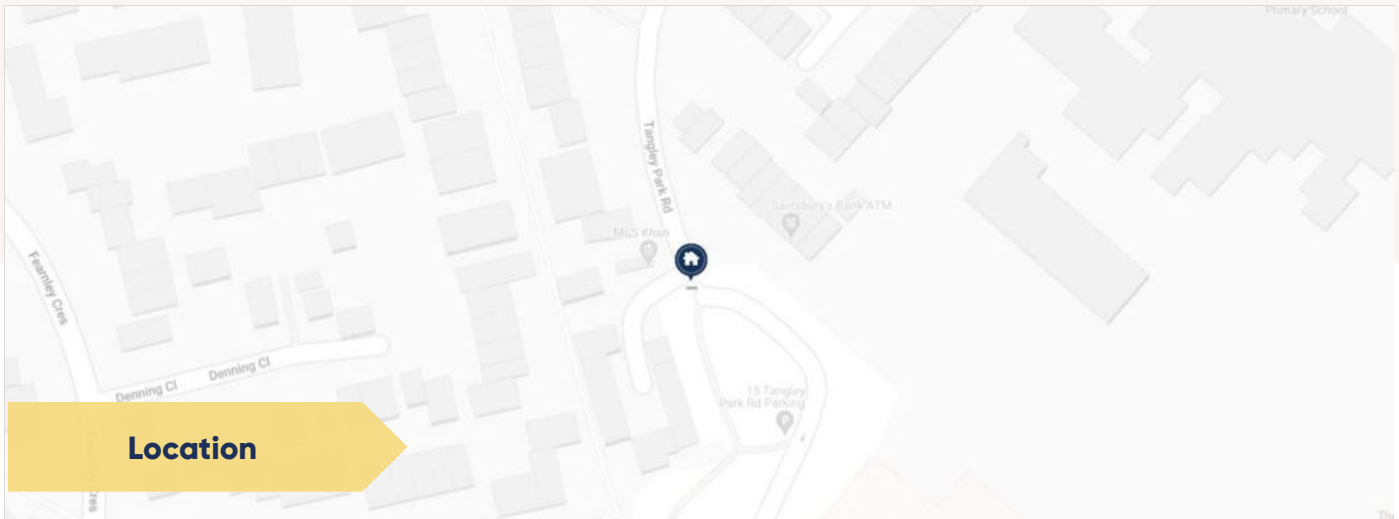


£10,500

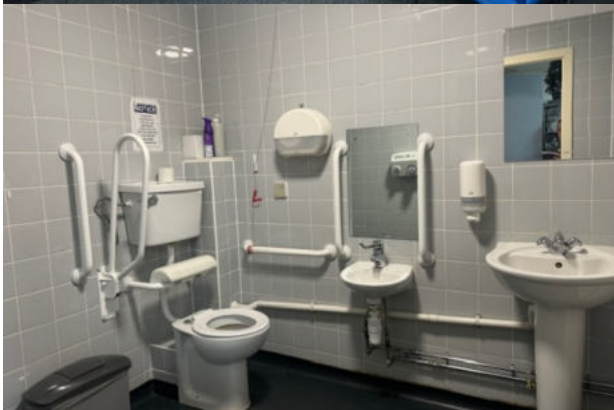
### EPC



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### Location



## Additional Information

Leasehold Investment for sale

This shop is located on Tangle Park Road in Hampton and measures approximately 775 sqft.

There are 56 years remaining on the leasehold.

It benefits from a large store front used as an office as well as a smaller room also used as office space. There are toilets, a shower room and storage space towards the rear.

This property is currently tenanted by the Met Police and it is generating £12,250 PA. There are 8 years remaining on their 10-year lease.



**Tom Castro**  
Founder

✉ tomcastro@whozoo.co.uk  
☎ 07976 888 937 / 0333 200 8330



**Laura Snook**  
Property Consultant

✉ laurasnook@whozoo.co.uk  
☎ 07378 276 538 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



0333 200 8330

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info@whozoo.co.uk

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www.whozoo.co.uk

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