



**Rent** £14,500 Per annum

**Size** 400 Square feet

**Ref** #3283

## Address

**Address:** 12 High Street

**Postcode:** TW12 1PD

**Town:** Hampton Hill

**Area:** Middlesex

## Location

Popular High Street with a good range of well established businesses. Bushy Park is situated behind the property.

## Description

New lease available. Please view by appointment only and do not disturb the staff.

Attractive shop premises with traditional shop front.

The shop has been trading as a bakers for many years, but should suit a variety of uses.

The unit is nicely presented and situated in this popular High Street with a good range of independent and national businesses including Sainsburys Local. The property is Listed.

EPC Rating B.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£14,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £12,750, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Early viewing recommended
- ✓ High street location
- ✓ New lease available
- ✓ Nicely presented
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.











