



122 Hanworth Road

Hounslow, TW3 1UG

**A large 3 storey double
fronted Class E commercial
unit and 2 bed flat, Freehold
(not VAT elected)**

3,217 sq ft
(298.87 sq m)

- Freehold sale with development potential
- Commercial unit with flat above
- Very good internal condition
- 2 parking spaces at front
- 10 min walk to high street & station
- Freeholder owns the business so possibility of vacant possession

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Summary

| | |
|----------------|--|
| Available Size | 3,217 sq ft |
| Price | Offers in excess of £1,550,000 |
| Rateable Value | £14,750 Interested parties should make their own investigations |
| VAT | Not applicable. The property is not VAT elected |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (92) |

Description

A freehold commercial property over 3 floors of this well-maintained building, with one 2 bedroom flat to the front of the first floor of the property. There is space for two cars to park at the front of the property.

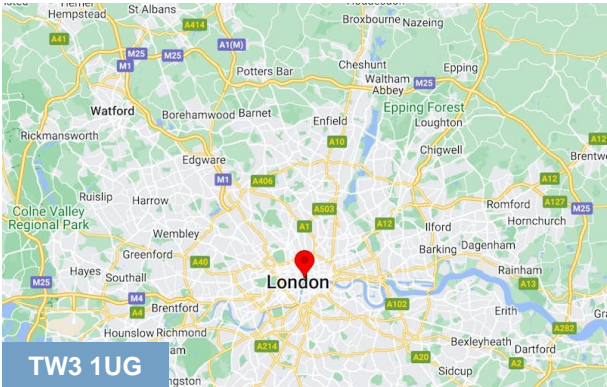
A double front shop in good condition, with a double height ceiling at the back of the ground floor, framed by an attractive split staircase to the first floor. The first floor commercial space is open plan with a door that is currently covered to the flat. The flat is self-contained and is located to the front of the property with its own rear access.

The 2nd floor of the property is a renovated open plan pitched roof space and forms part of the commercial unit.

The property has excellent development potential.

Location

122 Hanworth Road is located just a stones throw from Hounslow High Street and Hounslow Central Station. The property is approximately 12 minutes drive from London's Heathrow Airport.



Viewing & Further Information



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