



## 80 High Street, Hampton Hill TW12 1NY



### Area

Approx 1315 sq ft



### Location

Adjacent to Sainsburys & Coral



### Rent

£40,000 plus VAT



### Food Approved

Currently used as restaurant & takeaway



### Parking

Free car park to the side



### Secure Yard

Yard to rear of approx 754 sq ft

## LOCATION

The unit is situated in a prominent location with Sainsburys, Costa, Coral and the local library within the immediate vicinity.

## DESCRIPTION

A well presented building benefitting with free car parking for up to two hours, adjacent to the property.

Currently configured as a restaurant and takeaway with a spacious and useable yard to the rear.

Suitable for a variety of occupiers subject to the usual consents.

## TERMS

Available by way of a brand new lease on terms to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

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

## RATES

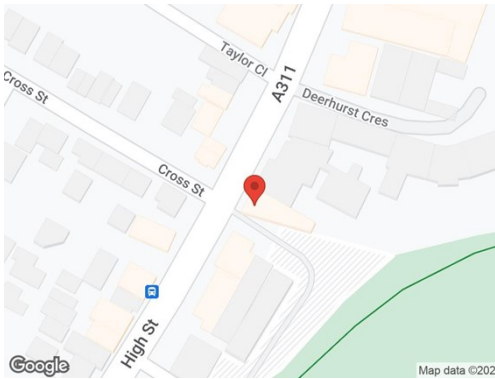
According to the Valuation Office the Rateable Value is £24,500 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Richmond Upon Thames.

## EPC

B 44

For further information please contact:

[hello@obre.co.uk](mailto:hello@obre.co.uk)



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