



159a High Street, Hampton Hill TW12 1NL

Office Building with Permitted Development Rights and Planning Consent

FOR SALE

Area: 1,404 FT² (130M²) | Price: |



Air Conditioning
Air-conditioning



Location
Prominent High Street location



Parking
Parking for multiple cars



Meeting Rooms
Private meeting rooms

LOCATION:

Hampton is an affluent London Suburb located some 9.5 miles south west of London with transport links via South West Train lines at Hampton Station offering a direct service to Waterloo in approximately 40 minutes and the M3 motorway, accessed via the A308. The property is located on the main thoroughfare linking Hampton Hill with it's selection of shops and amenities including: Sainsbury's, Costa, Tesco and Cavan Bakery, and Hampton. The premises are situated prominently on the high street opposite Hampton Hill Theatre and moments from a host of local amenities including: Sainsbury's, Costa Coffee, Energy Fitness and The Beech House.

www.stirlingshaw.co.uk

159a High Street, Hampton Hill TW12 1NL

DESCRIPTION:

Prominent modern office building with an attractive main entrance and paved front garden. The property is arranged over two storeys and boasts open-plan as well as cellular internal configuration with meeting rooms. The premises are fully refurbished and provide: WC facilities and kitchen, LED lighting, air-conditioning, central heating and parking for multiple cars. Suitable alternative uses include: medical, educational, financial and leisure.

Planning consent granted for a mansard second floor to provide 624 sq ft of additional office floorspace. Ref: 22/1026/Ful.

The property benefits from PDR and could be converted to residential use, using existing stair core and two existing access doors to provide multiple flats.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Floor Area	1,404	130
TOTAL	1,404 sqft	130 sqm

AMENITIES:

- Permitted development rights
- Prominent High Street location
- Private front entrance plus garden
- Planning consent for additional floor
- Modern office features including a/c
- Parking for multiple cars

SALE:

For sale with vacant possession.

PRICE:		VAT:	Not applicable.
SERVICE CHARGE:	n/a	RATES PAYABLE:	The rateable value according to the VOA is: £22,500.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:



Andy Shaw
07498 854767
ashaw@stirlingshaw.co.uk

