



Ferry Lane, Brentford, TW8 0BP

£ 450,000

## Highlight Features

- ✓ E Class Use
- ✓ Easy Access for Deliveries
  - ✓ Long Leasehold
  - ✓ Newly Renovated
  - ✓ On Site Concierge
- ✓ Two Double Fronted Units

## Description

Rarely available TWO double fronted commercial units for sale, suitable for a variety of uses within E Class order in a sought after location in Brentford. The property consists of ground floor partitioned spaces, WC, kitchen and plenty of storage space. Brentford is currently in a middle of a major regeneration project by Ballymore including a redevelopment of 4.79 hectares waterside site, delivering residential, retail, employment, community and leisure uses.

### Location:

The premises are located in Ferry Lane, Brentford, TW8. Situated within a 10-minute walk from Brentford mainline station which provides a fast access into central London. Local area has a whole host of retail businesses, cafes, various bus routes, restaurants as well as being within stones throw away from river Thames.

### Terms:

Available by a way of a long leasehold (125 years from 01.01.2001) with vacant possession. Service charges include water supply and building insurance.

### Accommodation:

Unit 3: 84 sq m | 904 sq ft.

Unit 4: 84 sq m | 904 sq ft.

### Usage:

We believe the premises fall under Class E (previously known as A1 / A2) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however

applicants are advised to make their own enquiries with Hounslow Council.

**Business rates:**

Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

**Value added tax:**

This property has not been elected for Vat.

**EPC:**

Both units have an energy performance rating of C (64).

**Legal Costs:**

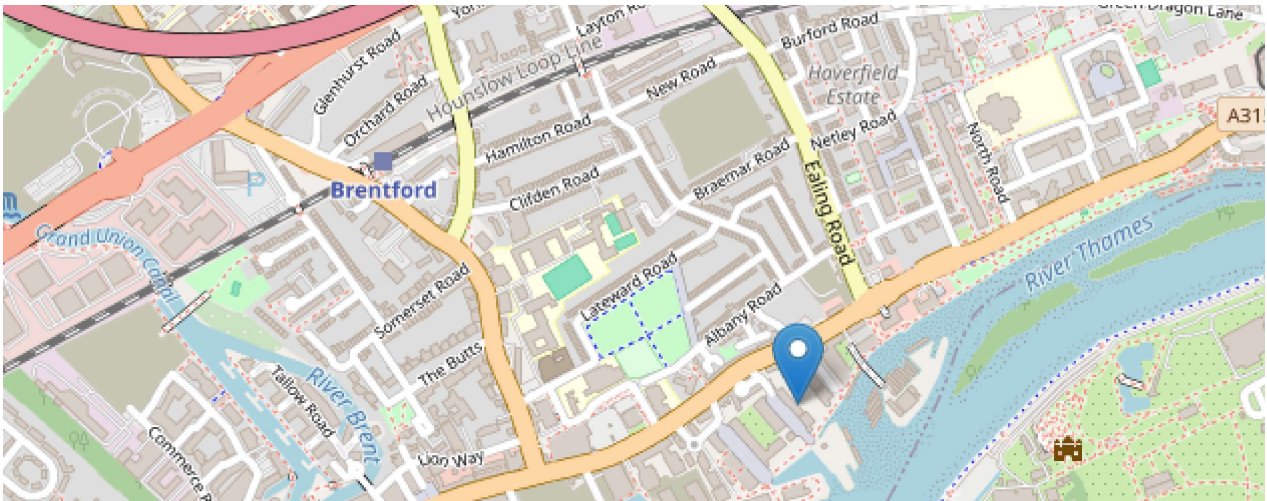
Each party to bear their own legal costs incurred in this transaction.

**Viewings:**

Strictly by an appointment via Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)