



Ferry Lane, Brentford, TW8 0BP

£ 430,000

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).

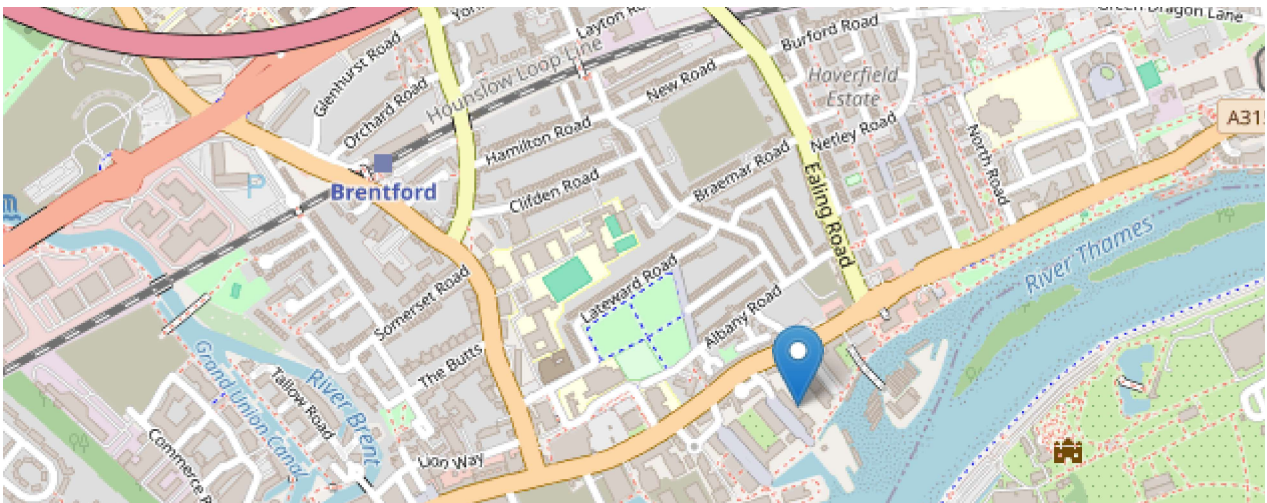
Legal Costs:

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

Viewings:

Strictly by an appointment via Kingworths.

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