



**Price/premium** £900,000

**Size** 2,700 Square feet

**Ref** #2905

## Address

**Address:** 29 High Street

**Postcode:** TW12 1NB

**Town:** Hampton Hill

**Area:** Middlesex

## Location

Very attractive trading location opposite Bushy Park.

## Description

Entire Freehold for sale with full vacant possession.

The property offers much charm and character, having been sympathetically refurbished to a high standard by our Clients in recent years.

Built, we understand, in 1860 as a Public House, the property has most recently been home to a popular Cafe, but would now suit a variety of other uses also under the new Class E use (A1, A2, A3, D1 and B1). A conversion of the ground floor to residential may also be possible, subject to planning consent- please rely on your own enquiries.

Presently arranged to provide a front servery and seating area (38 covers) with spacious commercial kitchen/prep areas behind. To the rear there is an attractive Courtyard, which accommodated around 22 covers. A light and airy Function Room (25 covers) is accessed off the Courtyard also. There are modern Male and Female W.C.'s and the total ground floor area extends to circa 1700 sq ft.

The self contained upper flat is spacious and very well presented, comprising;

Landing 12'8" x 5'7". Reception Room 18'6" x 15'3". Fully fitted Kitchen/Breakfast Room 12' x 12'. Utility Room 11'9" x 6'2". Bedroom 15'2" x 11'2". Bedroom 12' x 11'7". Bathroom with bath and separate double shower cubicle 11'10" x 8'.

Access to the flat is via the private courtyard to the rear of the property.

Planning Consent was granted in 2018 for 2 further bedrooms and 2 bathrooms to the loft area.

Our clients may also consider a sale or letting of parts.

Please note- we understand VAT will be payable in respect of the ground floor element (the property is held under two titles presently).

Ground floor premises EPC rating C.

Flat EPC rating D.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£900,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The valuation office website reveals a RV of £19,800 for the shop (payable at the prevailing rate.)

## Features

- ✓ A3 use
- ✓ Beautifully presented throughout
- ✓ Corner position
- ✓ Courtyard
- ✓ Development potential
- ✓ Fantastic location
- ✓ Fitted catering kitchen
- ✓ Vacant possession
- ✓ Viewings by appointment only

## Property Map

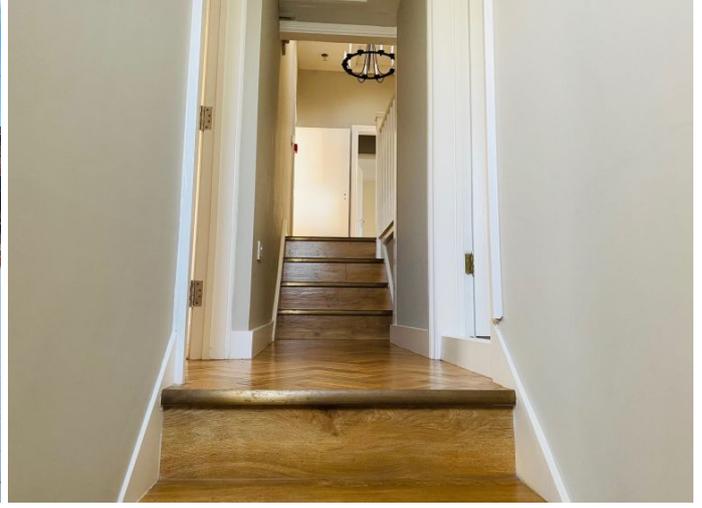


## Important notice

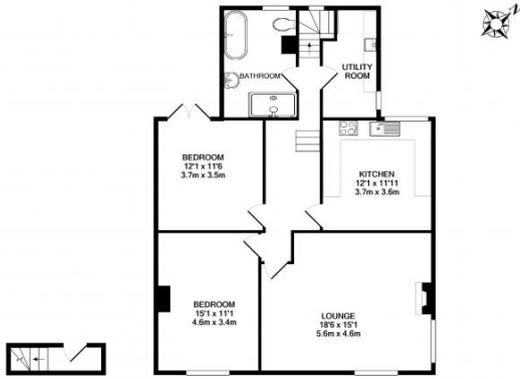
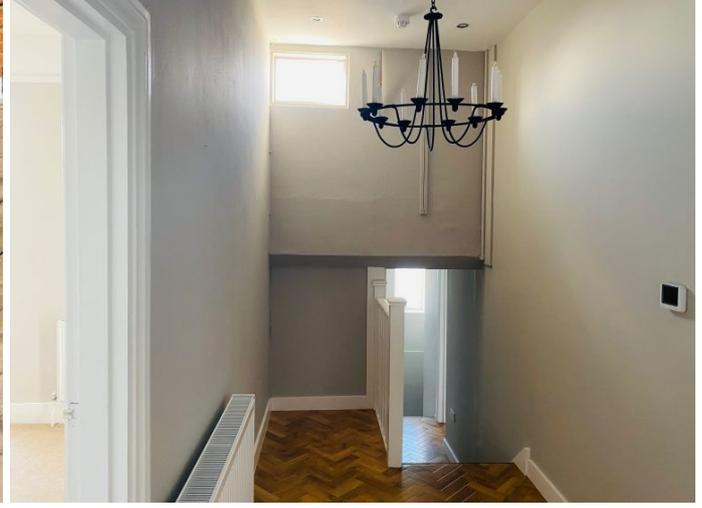
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GROUND FLOOR  
APPROX. FLOOR  
AREA 39 SQ. FT.  
(3.5 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 96 SQ. FT.  
(8.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1024 SQ. FT. (95.2 SQ. M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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