



343 Hatton Road

Bedfont, Middlesex, Middlesex, TW14 9QS

**Comprising land and
buildings of approx. 0.63
acres and 14,604 sqft**

14,604 sq ft
(1,356.76 sq m)

- Future development potential STPP
- Entirely let to Universal Tyre Company (Deptford) Limited, wholly owned subsidiary of Halfords Group PLC
- Located approx. 1.5 miles from Heathrow airport
- Close proximity to Heathrow Airport Cargo Terminal
- 16 Miles west of Central London
- VAT is not applicable

343 Hatton Road, Bedfont, Middlesex, Middlesex, TW14 9QS

Summary

Available Size	14,604 sq ft
Price	£2,500,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is currently let to Universal Tyre Company Ltd with their lease expiring in 2026. The current passing rent equates to £15.56 on the built area of the site alone, this is considered to be a low ERV (estimated rental value)

The site comprises of land and buildings of approx. 0.63 acres and 14,604 sqft and there is potential for future development subject to planning permission.

Current Income: £95,000.00 per annum

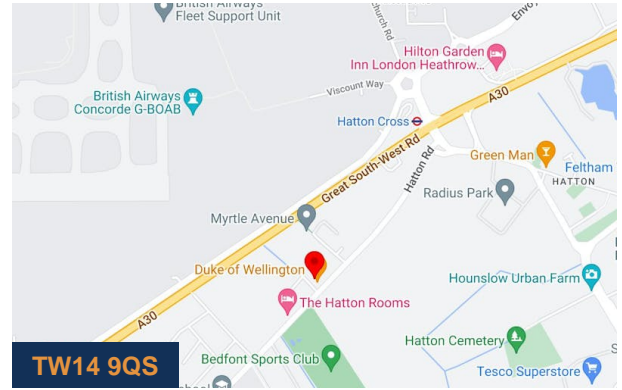
Location

The property is located on the North side of Hatton Road in Bedfont and is situated just 1.5 miles from Heathrow airport. The site is easily accessible to the A30 which provide links to Bedfont and Staines and the M3, M4 & M25 motorways.

The site is situated in a predominantly residential area although nearby occupiers are Sixt, Air France KLM and Duke of Wellington Pub.

Accommodation

Name	sq ft	sq m	Availability
Ground	472	43.85	Available
Mezzanine	94	8.73	Available
Outdoor	789	73.30	Available
Total	1,355	125.88	



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/06/2024