

**TO LET – NEW RETAIL DEVELOPMENT  
HAMPTON HILL  
179-181 HAMPTON HILL, HAMPTON, TW12 1NL**

**\*\*GROUND FLOOR AREA 474.36 sq.m (5,106 sq ft) – CAPABLE OF SUBDIVISION\*\***



179 Hampton Hill

181 Hampton Hill

Artists impression of completed development (frontage with green shop front)

**Location**

The proposed development, upon completion of works, will occupy a highly prominent position fronting Hampton Hill (A311) located adjacent to **Tesco Express**. There are a number of local and national companies within Hampton Hill trading into a local shopping catchment. Within proximity to the site are **Coral, Sainsbury's Local, KFC** and **Costa Coffee**, in addition to numerous independents. The location is highlighted upon the attached traders extract.

**Description & Timing of Development**

The property will comprise a ground floor retail showroom with external plant area and bin store forming part of a larger residential development over the upper four floors. The property will be ready for occupation in **September 2019**.

**Accommodation (capable of subdivision)**

Gross Ground Floor Area 474.36 sq.m (5,106sq.ft)

(areas calculated from plan and subject to re-measurement upon completion of works)

179 Hampton Hill – 231.79 sq.m (2,495 sq.ft)

Internal Width – 11.68m ( 38ft 4 ins)

181 Hampton Hill – 242.57 sq.m (2,611 sq.ft)

Internal Width – 10.11m ( 33ft 2 ins)

**Rental & Lease Terms**

Upon Application

**Planning**

Planning Permission **ref: 16/2288/FUL** has been approved (subject to a section 106 agreement) to extend the existing retail and residential accommodation to provide a mixed use scheme comprising of one retail unit and 7 new residential dwelling, retention of 3 currently existing residential dwellings, amenity space and landscaping.

**Use**

A1 (Retail) Use.

**Plans & Specification**

Available upon request.

**Business Rates & Energy Performance**

To be assessed following completion of works.

**Viewing & Further Information**

Strictly by appointment via the joint retained agents.

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**Oliver Langston - Locate Retail**

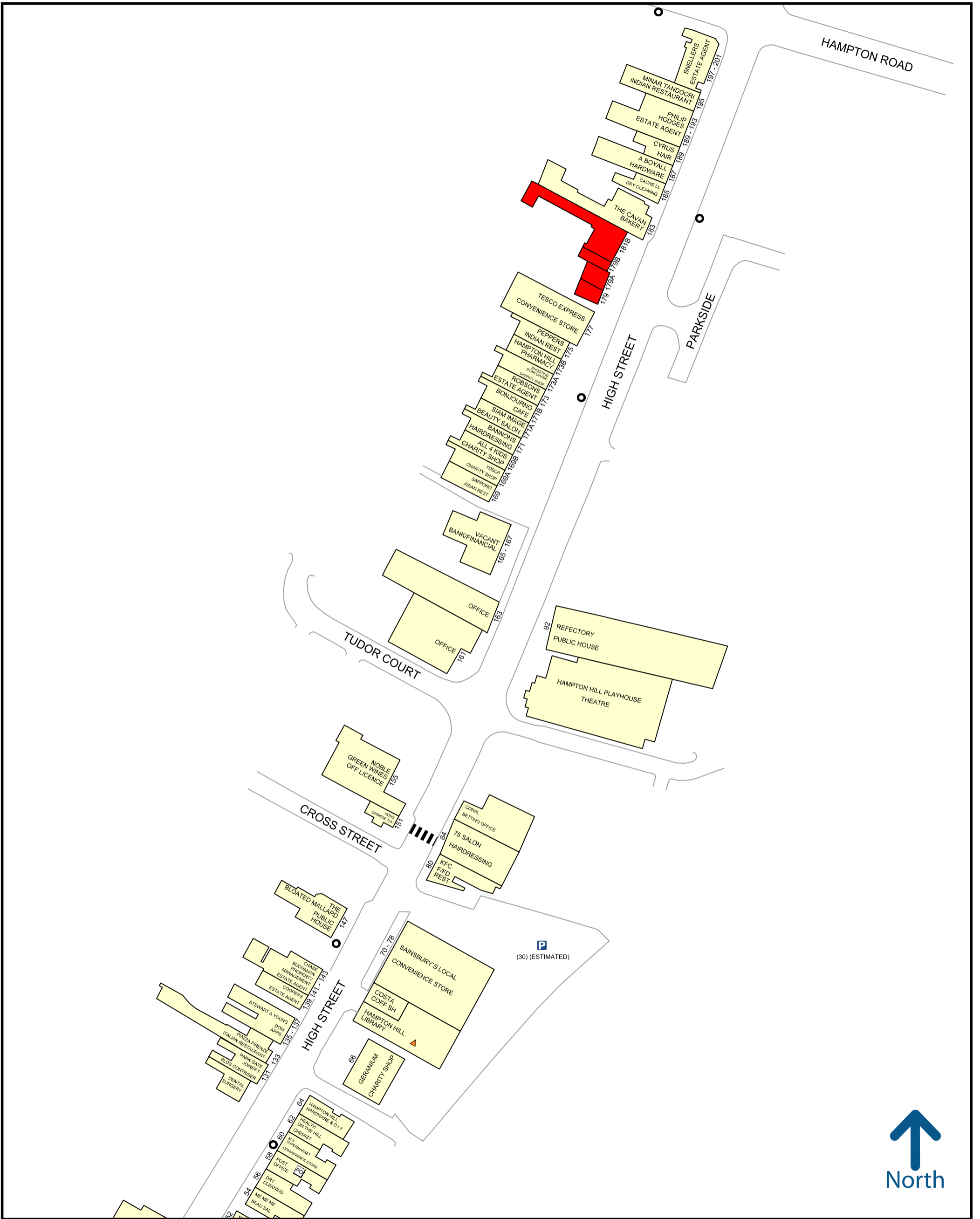
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**Date Prepared:** November 2018

**SUBJECT TO CONTRACT**

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50 metres

Experian Goad Plan Created: 13/02/2018  
Created By: RHT



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