

**24 CROSS ROAD
FELTHAM
TW13 6QW**



**GARAGE AND LAND
FREEHOLD FOR SALE**

**5,013 sq ft (465.73 sq m) approx.
SITE AREA 0.2 ACRES approx.**

WITH VACANT POSSESSION

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location

The property is located on the south side of Cross Road at the junction with Crispen Road in Feltham. The A316 is adjacent giving easy access to the M3/M25 and Central London. Regular train services to London Water are available from Sunbury and Whitton railway stations some 3 miles from the property.

The property is largely surrounded by residential, with some retail.

Description

The building comprises a single-storey twin bay unit and has been used as a vehicle MOT garage and workshop.

The building could be of interest to owner occupiers, investors or developers.

The amenities include: -

- Office
- Reception
- Two MOT bays
- Rotary lift system
- Racked storage area
- Parking to front
- Secure rear yard

Accommodation

The property provides the following approximate gross internal floor areas.

FLOOR	SQ FT	SQ M
Ground Garage	5,013	465.73

**Tenure**

The property is available freehold with vacant possession.

Price

Offers invited in excess of £1,500,000

Planning

The property is sui generis but could be available for other uses subject to planning permission.

VAT

The property is elected for VAT.

Rates

The building has a rateable value of £29,750.

Applicants should make their own enquiries with the Valuation Office Agency.

EPC

Upon application.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering

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For further information please contact:

Michael Rogers LLP – 020 8332 7788

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Subject to Contract March 2022

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