

LOT  
**11**

5/5a Hamilton Parade, Groveley  
Road, Feltham, Middlesex TW13 4PJ

**Guide Price: £250,000\***

**Freehold vacant shop with investment  
self-contained maisonette above**



This mid terrace property is arranged as a ground floor shop with self-contained maisonette above which benefits from its own separate access via the rear service road. Found with frontage to Groveley Road just to the south of its junction with Hamilton Road, Sunbury Road and Snakey Lane about one mile from Feltham town centre. The shop will be Vacant on completion with the self-contained maisonette let on an AST at £875 pm (£10,500 pa) making the property of interest to investment purchasers.

#### **ACCOMMODATION**

First Floor: Self-Contained Maisonette with separate access; One bedroom, Reception room, Kitchen, Bathroom/WC.  
Ground Floor; Shop: Sales area 500 sq ft, Rear room 77 sq ft, Separate WC, Rear store 187 sq ft with access to Rear service road.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hounslow. Tel: 020 8583 2000  
Council Tax Band (Flat): C  
Rateable Value (Shop): £5,600

#### **VIEWING TIMES**

Strictly by arrangement with the Auctioneers

#### **JOINT AGENT**

Anthony James Manser, 22 St Johns Road, Isleworth, Middx  
020 8847 0488



**STARTING BID**

**FINAL BID**

**NOTES**

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN