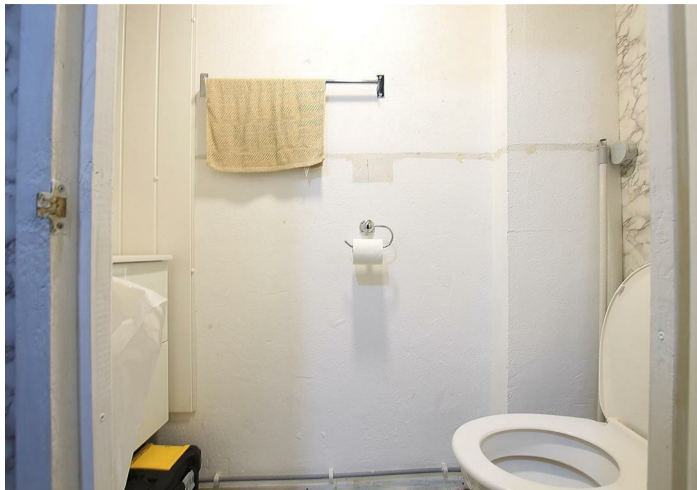




**Spring Grove Road, Hounslow, TW3 4BJ**  
**Guide Price £269,950**

**DBK**  
ESTATE AGENTS



Introducing a prime opportunity for entrepreneurs and business owners – a Freehold Commercial property in a highly sought-after location.

The property features a well-designed shop floor, providing an open and inviting environment for customers. A convenient store room adds to the functionality offering storage space for inventory or equipment. The inclusion of a WC enhances the convenience of this commercial space.

With rear access, logistical operations become seamless and there is additional potential for development, subject to planning permission (STPP). This allows business owners the flexibility to customise the space to suit their specific needs.

The property benefits from its proximity to Hounslow East Station, providing excellent connectivity and foot traffic. Customers will appreciate the convenience of pay-and-display parking options, making it easily accessible.

This Freehold Commercial property presents an exciting opportunity for business growth and success. Whether you are looking to establish a new venture or expand an existing one.

## Key Features

- Freehold Commercial
- Ground Floor Premises
  - Circa 298 Sq.Ft
    - Shop Floor
    - Store Room
      - WC
    - Rear Access
  - Scope for Development (stpp)
  - Pay + Display Parking Available for Customers
- Walking Distance to Hounslow East Station

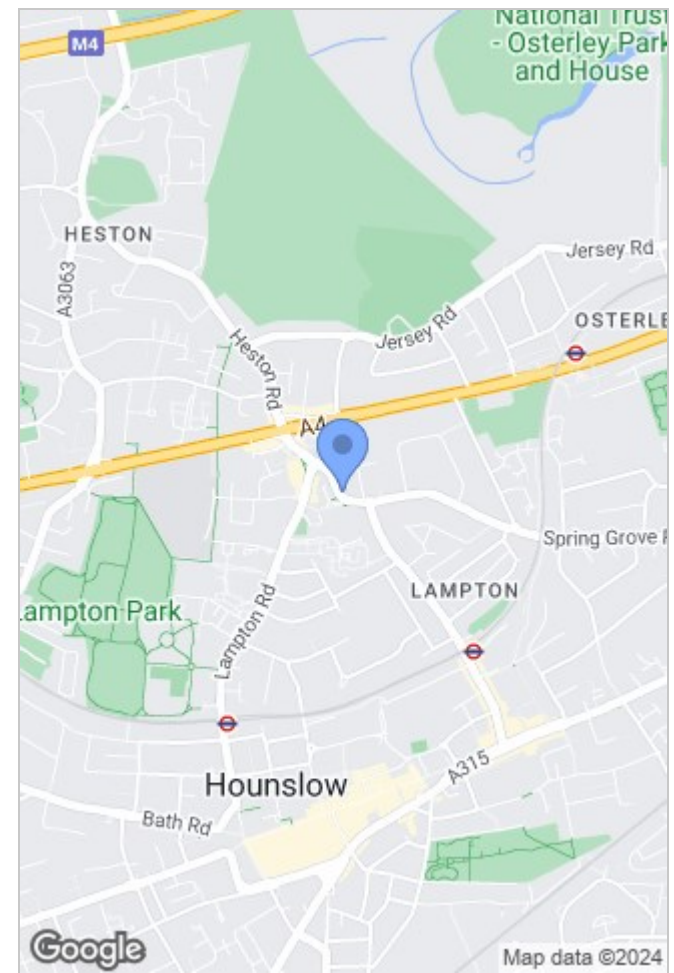


GROUND FLOOR  
298 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 298 sq.ft. (27.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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