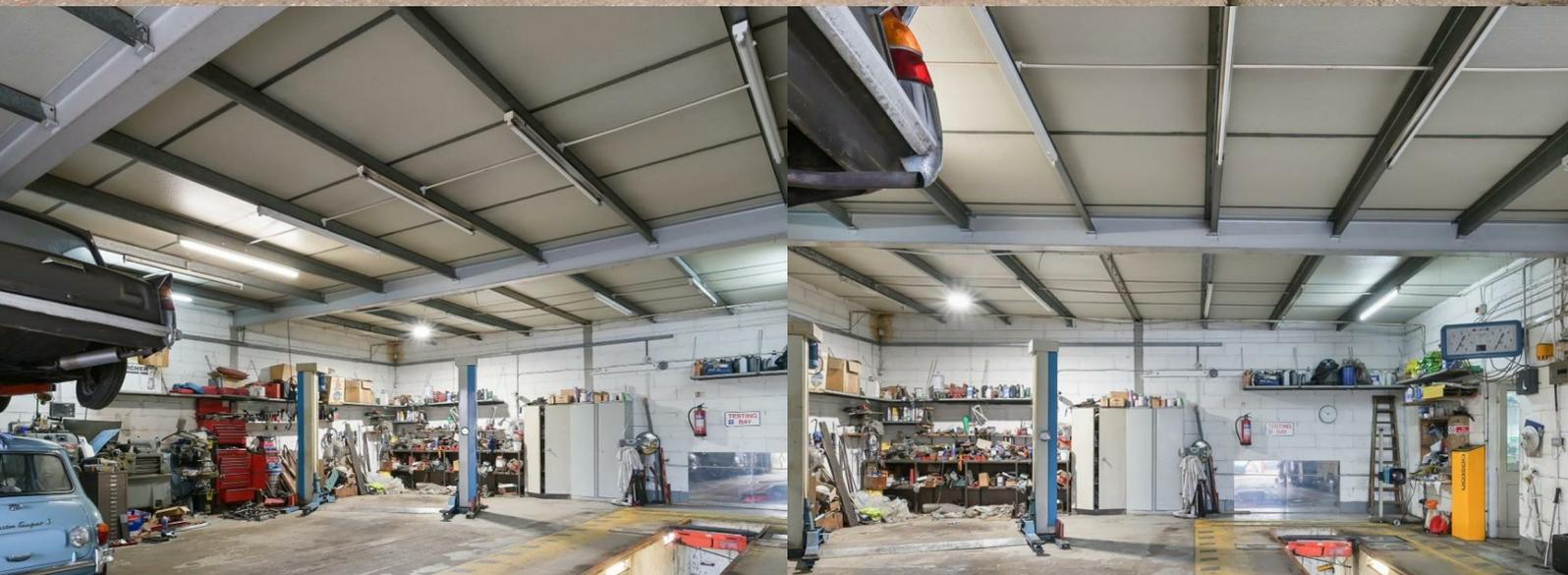


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Wellington Road South

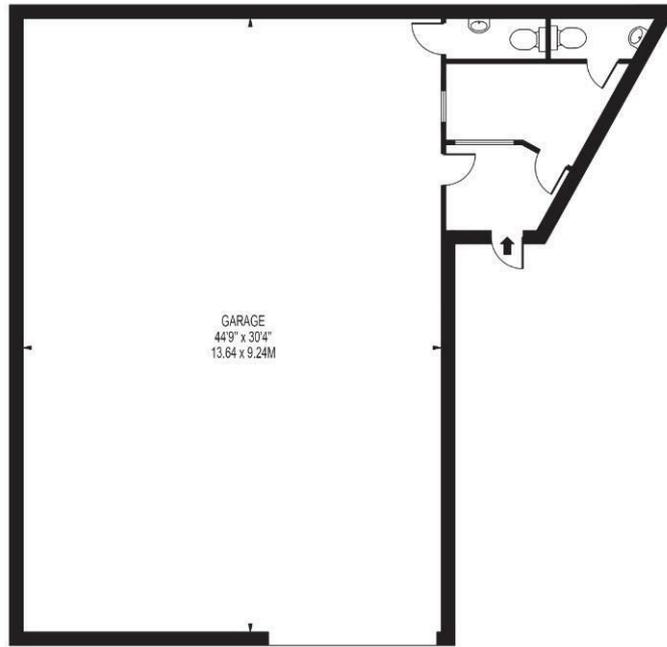
Hounslow, TW4 5HA

Offers In Excess Of £650,000



WELLINGTON ROAD SOUTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1519 SQ FT - 141.10 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Situated within a prime location in Hounslow, this impressive freehold commercial property offers a remarkable opportunity for those seeking a prime location for an MOT garage or car servicing business. Spanning an expansive 1,519 square feet, the space is designed to accommodate a variety of automotive services, making it an ideal investment for entrepreneurs in the industry.

Established over 30 years ago, the premises is currently in use as a class 4 MOT station offering body work repairs, car servicing and car repairs. The property will be offered on vacant possession, allowing for immediate occupancy and the potential to start operations without delay. Its generous size exceeds 1500 square feet, providing ample room for equipment, vehicles, and customer service areas, ensuring a functional and efficient workspace.

Situated in a bustling area, this commercial unit benefits from excellent visibility and accessibility, attracting a steady flow of potential customers. The location is well-connected, making it convenient for both clients and suppliers alike.

Viewings are highly recommended to fully appreciate the potential this property holds. Whether you are an established business looking to expand or a new venture seeking a solid foundation, this commercial space is a fantastic opportunity not to be missed.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

6 Ferry Quays, Brentford, TW8 0AT
Tel: 0208 568 2929 Email: brentford@hunters.com <https://www.hunters.com>

