

BEDFONT

72-80 New Road, TW14 8HT

 **Vail
Williams**



FOR SALE

4,635 SQ FT

- Well-established community building available with a 3 bedroom semi-detached house
- Parking available to the front
- Potential for development or alternative uses (subject to planning consent)
- Large open plan hall/bar/meeting area
- Garden to the rear

**Former Royal British Legion Hall with Bar (Use class F2) and
Adjoining Semi-Detached House (Use Class C3) For Sale**

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Summary

Available Size	4,635 sq ft
Price	£1,250,000
Rateable Value	£8,400 in addition to the business rates the semi-detached house is in Council Tax band C
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

The marketed premises comprise a detached three-bedroom house arranged over two storeys, benefiting from off-road parking for two vehicles and a private rear garden. Also included within the site is a purpose-built meeting hall featuring a large open-plan function space with a fitted bar area, providing accommodation suitable for community, social, meeting, or event use. The hall is served by a separate parking area accommodating approximately 8 to 10 vehicles.

Location

The property is situated on New Road within the Bedfont area of Feltham, a predominantly residential suburb in the London Borough of Hounslow. The property benefits from good connectivity, with Hatton Cross Underground Station and Feltham Railway Station both within easy reach, providing access to Central London, Heathrow Airport and the wider South East.

A range of local amenities are available nearby, including convenience retail, food and beverage operators and community facilities. Feltham town centre is located a short distance away.

Accommodation

The accommodation comprises the following areas (GIA):

Name	sq ft	sq m	Availability
Building - 3 Bed House	983	91.32	Available
Ancillary - Garage	158	14.68	Available
Ground - Meeting Hall	3,494	324.60	Available
Total	4,635	430.60	

Tenure

Available by way of freehold with vacant possession

Method of Sale

Within the guidelines of Section 121 of the Charities Act 2011, we are disposing of 72-80 New Road, Bedfont on behalf of The Royal British Legion. We will be required to market the property for a minimum period of 6 weeks. Offers are invited for the freehold on a conditional or unconditional basis

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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