

# 134-136 Kneller Road, Whitton, Middx, TW2 7DX MOTOR SALES AND REPAIRS/DEVELOPMENT OPPORTUNITY.

FOR SALE FOR THE FIRST TIME IN 60 YEARS. CURRENTLY USED AS MOTORCYCLE SALES AND REPAIRS, MIXED USE SITE COMMERCIAL GROUND FLOOR COMPRISING TWO ADJOINING SHOWROOMS, REAR MOTORCYCLE MOT BAY, WORKSHOPS & STORES (EXTENDING TO SOME 193 M2) AND HARDSTANDING, WITH THE BENEFIT OF A SINGLE, ONE-BEDROOM APARTMENT (LOFT CONVERSION AVAILABLE UNDER PD) OVER 136 KNELLER ROAD ONLY, (134a sold off on a long lease.)

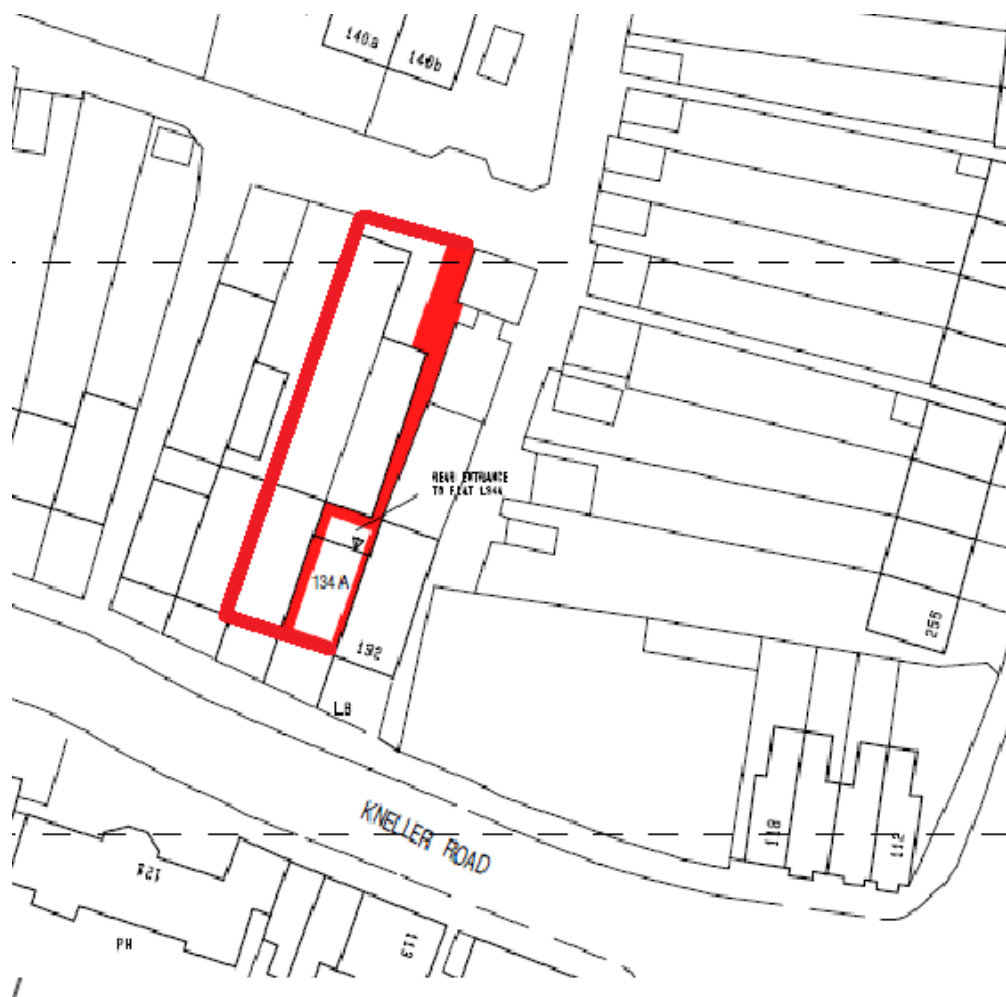


Quietly located in what is now a largely residential area with some remaining supporting trades and services, Whitton Station is a short stroll as is the vibrant High Street. By car, the A316 is within a short drive leading to the M3 and M25.

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Rarely available motor trade premises with further development potential (STPP) Both neighbouring former shops are now residential, and the rear of 140 Kneller Road is now part residential. The apartment over 136 remains in its original footprint without extending into the loft space. Side and rear crossover rights leading to a small residential development.

PRICE: £785,000 for the entire freehold. Any remaining plant and machinery may be for sale as a separate private transaction.

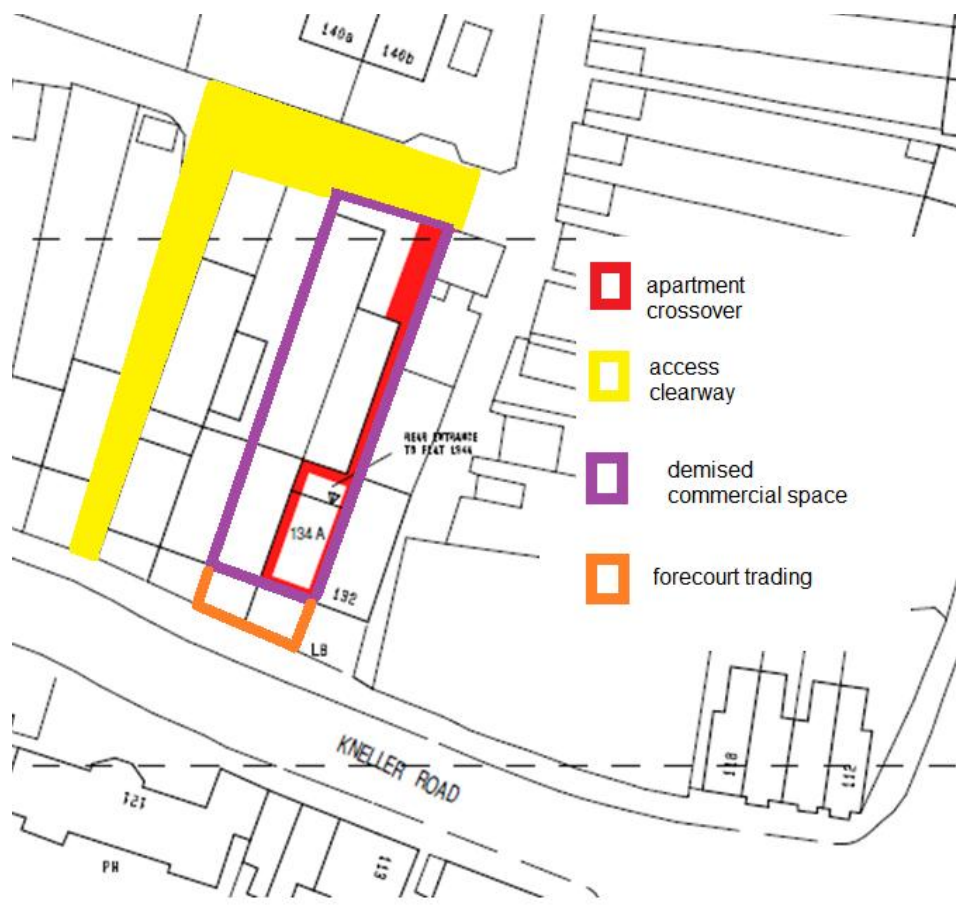


The details in these particulars are meant as a guide only and do not constitute an offer or contract and any intended tenant or purchaser should satisfy themselves as to being correct. Statements contained herein are made in good faith

but without responsibility by Kovent Estates LTD or our clients. All figures ex-vat where applicable. All remaining equipment remains untested, and applicants should seek a professional opinion.







-  apartment crossover
-  access clearway
-  demised commercial space
-  forecourt trading