

Hampton Court Road, KT1 4AE

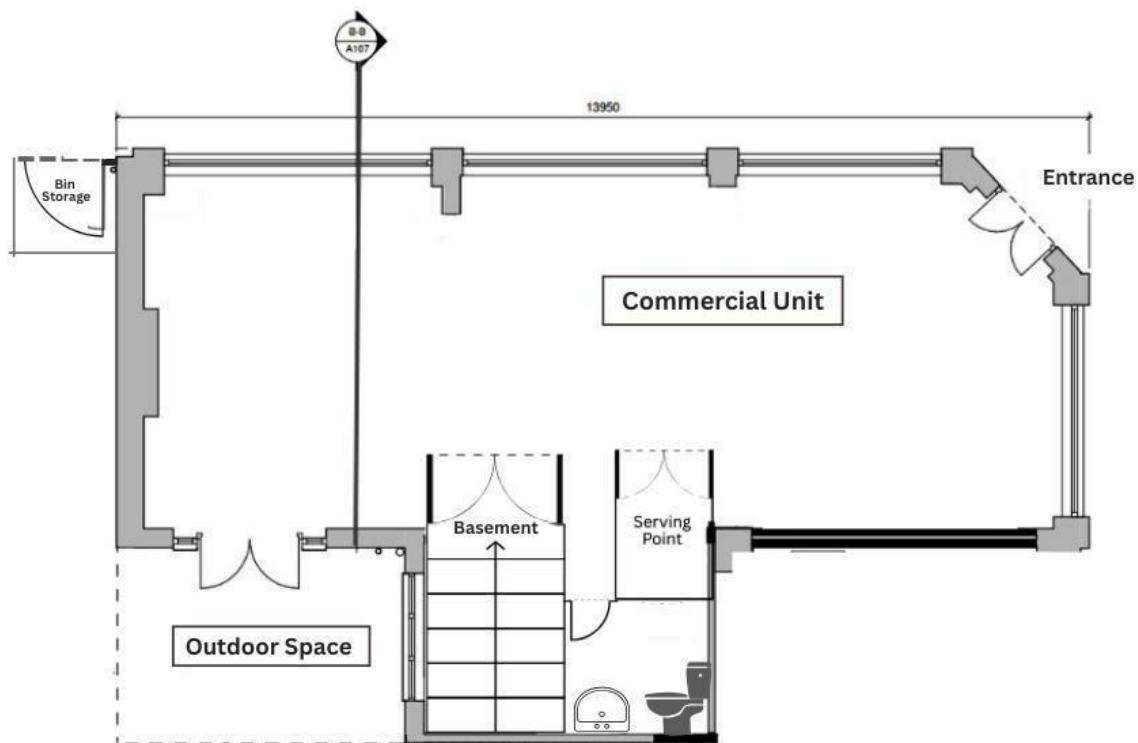
£25,000 Per Annum



A rare opportunity to rent a characterful ground floor commercial space directly opposite the world-famous Hampton Court Palace.

This newly converted unit occupies a historic former public house, offering an ideal setting for businesses seeking a high-profile and distinctive location. The space features excellent street visibility with an expansive shopfront and convenient basement storage.

Situated in a vibrant area beloved by locals and tourists alike, the property sits moments from Hampton Court Station and the River Thames. With strong footfall and a thriving community of independent businesses and attractions nearby, this location provides an exceptional commercial opportunity.



## GROUND FLOOR

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