

FOR SALE

LEASEHOLD INVESTMENT

105 HIGH STREET, WHITTON, TWICKENHAM, MIDDLESEX TW2 7LD

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **LONG LEASEHOLD INVESTMENT**
- **125 YEARS FROM JANUARY 2006**
- **PRODUCING £21,500 PER ANNUM**
- **5 YEAR OCCUPATIONAL LEASE FROM AUGUST 2021**
- **HIGH STREET LOCATION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

105 HIGH STREET, WHITTON TW2 7LD

LOCATION

The property is located very centrally in the busy High Street of Whitton which is to the south of Hounslow and to the west of Twickenham. Whitton serves a busy local community and provides a variety of independent retailers as well as multiple retailers including Tesco Metro, KFC, Domino's, Superdrug, Boots and Greggs.

Whitton railway station is at the end of the High Street and a number of bus routes serve the area.

DESCRIPTION

The property comprises a ground floor retail premises with rear stores and WC. To the rear of the premises is a garage of approximately 4.6m x 2.7m as well as parking for one car.

The premises currently trade as Plumb & Tub, plumbing and bathroom suppliers.

ACCOMMODATION

The property has the following approximate net internal floor area:-

90.3 sq. m (972 sq. ft)

TENURE

A long lease of 125 years from 25th January 2006.

OCCUPATIONAL LEASE

A 5 year lease from 5th August 2021 at a rent of £21,500 per annum. No break option.

PRICE

Offers in the region of £300,000

BUSINESS RATES

2017 Rateable Value: £21,750

2023 Rateable Value: £23,250

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: D79

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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