

# TO LET

72.9 sq. m ( 785 sq. ft) approx.

**30 LONDON ROAD, TWICKENHAM, MIDDLESEX TW1 3SX**

## SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**020 8977 2204**

- **PROMINENT BUSINESS PREMISES**
- **TOWN CENTRE LOCATION**
- **NEW LEASE AVAILABLE**

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.

# 30 LONDON ROAD, TWICKENHAM TW1 3RR

## LOCATION

The property is prominently located on London Road in the heart of the town centre. Twickenham railway station is a short walk providing direct services to London Waterloo.

Nearby retailers include Café Nero, Townends estate agents, Specsavers, Burger King, Costa Coffee and Waitrose.

The A316 Chertsey Road is approximately half a mile from the property providing access to the M3 and motorway network. A number of bus routes also serve the area with direct routes to Richmond and Kingston upon Thames.

## DESCRIPTION

The property comprises a mid terrace business premises previously occupied as a hairdressers.

The property benefits from a fitted kitchen, WC, fully tiled floor, air conditioning and high ceiling with inset spot lights. There is a rear exit providing access to a bin store.

## ACCOMMODATION

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

72.9 sq. m (785 sq. ft)

## TENURE

Available from February 2022 on a new lease for a term by arrangement.

## RENT

£32,500 per annum

## BUSINESS RATES

2017 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: To be confirmed.

## VIEWING

Strictly by appointment through Sole Agents.

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

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