

# TO LET

24.3 SQ. M (262 SQ. FT) APPROX

**31 CHURCH STREET, TWICKENHAM TW1 3NR**

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

**[www.snellers.com](http://www.snellers.com)**

**020 8977 2204**

- **RETAIL UNIT IN PRIME LOCATION**
- **CENTRAL TWICKENHAM**
- **TWO EXTERNAL STORES**
- **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.

# 31 CHURCH STREET, TWICKENHAM TW1 3NR

## LOCATION

The property is located in the conservation area of Church Street, at the junction with King Street, a select and attractive part of Twickenham town centre close to the River Thames. Other nearby attractions include the Twickenham Museum and Mary Wallace Theatre.

Church Street has a comprehensive range of independent specialist shops including boutiques, hairdressers, delicatessens, gift shops, cafes and pubs and the town centre of King Street has a number of multiple retailers including Tesco and Iceland.

There is a pay and display car park to the rear of Church Street and further parking on the riverside.

## DESCRIPTION

The property comprises a retail/business unit with corner return frontage and rear access to two storage buildings. The larger store could be suitable for other ancillary commercial uses.

## ACCOMMODATION

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

Retail	24.3 sq. m	262 sq. ft
Store 1	20.1 sq. m	217 sq. ft
Store 2	9.9 sq. m	106 sq. ft

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£19,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £12,750

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.

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

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