

# TO LET

# SNELLER COMMERCIAL

80.7 - 119.6 SQ. M (869 - 1287 SQ.FT) APPROX.

CHARTERED SURVEYORS

**74 & 74B HEATH ROAD, TWICKENHAM, MIDDLESEX TW1 4BW**



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

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

**020 8977 2204**

- **PROMINENT GROUND FLOOR BUSINESS PREMISES**
- **LEASE FOR A TERM EXPIRING OCTOBER 2025**
- **POTENTIAL FOR NEW LEASE**
- **FIRST FLOOR OFFICES ALSO 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.

# 74 HEATH ROAD, TWICKENHAM TW1 4BW

## LOCATION

The property is situated in Twickenham town centre in close proximity to the junction of Heath Road and King Street. Twickenham is well known for a diversity of multiple operators including Dominoes, Tanning Centre, Sue Ryder, Machine Mart, Marks & Spencer food store and Waitrose as well as a variety of independent retailers, cafes and restaurants.

Twickenham station is approximately ½ a mile with a direct service to London Waterloo via Richmond. For road communications the A316 is approximately 1 mile away providing access to the M3 and motorway network.

## DESCRIPTION

The property comprises a business premises with fully glazed retail frontage fitted as an office by the previous occupier.

There is independent access to a further suite of offices on the first floor .

The ground floor benefits from the following:-

- Shop frontage approx. 4.8m
- Shop depth approx. 12.5 m
- Partitioned office
- Suspended ceiling
- Air conditioning units
- LED lighting
- Carpeting
- Fitted kitchen
- Male & Female WC's

## ACCOMMODATION

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

Ground floor: 80.7 sq. m (869 sq.ft)  
First floor : 38.9 sq. m (418 sq. ft)

## TENURE

The property is available by way of an assignment of the existing lease expiring in October 2025.

The first floor offices are available by way of an assignment of a separate co-terminous lease expiring in October 2025.

A new lease may also be considered subject to terms to be agreed and references with further details upon request.

## RENT

Ground Floor: £21,000 per annum  
First Floor: £7,000 per annum

## BUSINESS RATES

2017 Rateable Values:

Ground Floor: £18,500  
First Floor: £4,200

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

## ENERGY PERFORMANCE RATING

Energy Rating: B49

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable