

TO LET

107.4 SQ. M (1156 SQ. FT) APPROX.

241 POWDER MILL LANE, WHITTON, TWICKENHAM TW2 6EH

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **BUSINESS PREMISES**
- **REAR LOADING AND 2 PARKING SPACES**
- **FRONT FORECOURT**
- **AVAILABLE ON A NEW LEASE**

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.

241 POWDER MILL LANE, TW2 6EH

LOCATION

The property is located in Powder Mill Lane close to the junction with Hanworth Road (A314) which provides direct access to Hounslow and the A316 Chertsey Road.

The parade serves a busy local community and there are a number of other independent businesses including convenience stores, barbers and hairdressers.

DESCRIPTION

The property comprises a ground floor business premises with rear storage and WC. The property benefits from an electric roller shutter and forecourt area to the front.

There is rear access to a service area for deliveries and 2 allocated car parking spaces.

ACCOMMODATION

The property has a total approximate net internal floor area of:-

107.4 sq. m (1156 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£ 17,000 per annum

BUSINESS RATES

2017 Rateable Value: £15,750

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

ENERGY PERFORMANCE RATING

Energy Rating: C62

A copy of the certificate is available on 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**

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