

TO LET

108.3 SQ. M (1165 SQ. FT) APPROX.

20 HEATH ROAD, TWICKENHAM TW1 4BZ

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **CENTRALLY LOCATED RETAIL UNIT**
- **SUITABLE FOR MOST USES WITHIN CLASS E**
- **PARKING TO THE REAR**
- **NEW LEASE AVAILABLE**
- **SALE OF EXISTING STATIONARY BUSINESS 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.

20 HEATH ROAD, TWICKENHAM TW1 4BZ

LOCATION

The property is located in a prime position on Heath Road, Twickenham close to the junction with King Street and Cross Deep.

A number of multiple operators are in close proximity including Marks & Spencer food store, Iceland, Princess Alice Hospice, Cancer Research, Screwfix, Nandos and Lloyds Bank as well as successful independent businesses, restaurants and cafes.

DESCRIPTION

The property comprises a ground floor retail premises currently trading as a very long established stationers. The property is currently partitioned to provide an extensive retail area and rear store with WC. There is access to 2 parking spaces at the rear.

ACCOMMODATION

The property has an approximate net internal floor area of:-

108.3 sq. m (1165 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£30,000 per annum

BUSINESS RATES

2023 Rateable Value: £22,250

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

ENERGY PERFORMANCE RATING

To be confirmed.

BUSINESS SALE

Consideration will be given to a sale of the existing business with further details 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**

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