

# FOR SALE

# SNELLER COMMERCIAL

CHARTERED SURVEYORS

287 SQ. FT (26.7 SQ.M) APPROX

67 GROVE AVENUE, TWICKENHAM, TW1 4HX



Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT

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

**020 8977 2204**

- **SELF CONTAINED OFFICE BUILDING**
- **GROUND AND FIRST FLOORS**
- **LESS THAN 1 MILE FROM TWICKENHAM TOWN CENTRE**
- **FREEHOLD**

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.

# 67 Grove Avenue, Twickenham, TW1 4HX

## LOCATION

The building is located on Grove Avenue close to its junction with Heath Road within 1 mile of Twickenham town centre.

Twickenham is an affluent mixed-use town and is a strong suburban commercial centre located in the South West of London close to the M3, M25 and Heathrow Airport. The town lies on the main A316 which provides direct access onto the M3.

Both Twickenham and Strawberry Hill train stations are close by.

## DESCRIPTION

The building is semi-detached and benefits from excellent light. Adjoining properties have residential use.

## AMENITIES

- Gas central heating
- Spotlight lighting
- Floor coverings
- Double Glazing
- Kitchenette
- WC
- Power points and phone lines

## ACCOMMODATION

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

	SQ. FT	SQ.M
Ground Floor	144	13.4
First Floor	143	13.3
<b>Total</b>	<b>287</b>	<b>26.7</b>

## TENURE

Freehold

## PRICE

£325,000

## BUSINESS RATES

2023 Rateable Value: £4,300

Small business rate relief may be applicable. Interest parties are advised to make their enquiries with the London Borough of Richmond upon Thames business rates department.

## ENERGY PERFORMANCE RATING

A copy of the certificate is available upon application.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through Joint Sole-Agents.

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

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