

TO LET

60.8 SQ. M (655 SQ. FT) APPROX.

41 YORK STREET, TWICKENHAM, MIDDLESEX TW1 3LP

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **FORMER RESTAURANT PREMISES**
- **CLASS E USE**
- **PROMINENT LOCATION IN CLOSE PROXIMITY TO A NUMBER OF OTHER RESTAURANT AND TAKE-AWAY OUTLETS SERVING THE TOWN CENTRE**

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.

41 YORK STREET, TWICKENHAM TW1 3LP

LOCATION

The premises are located in York Street, Twickenham which forms part of the A305, a busy link road between Twickenham and Richmond town centres.

The Town Hall and Civic Centre council offices are directly opposite and Twickenham regularly attracts a high volume of visitors to the nearby RFU Stadium and riverside amenities.

DESCRIPTION

The property has most recently fitted for restaurant purposes with a seating and bar area, fitted kitchen with extraction and male and female WC's. There is a service road to the rear for delivery purposes.

The property will also be suitable for a variety of other uses falling within Class E.

ACCOMMODATION

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

	SQ.M	SQ. FT
RETAIL AREA	41.4	446
KITCHEN	11.6	125
STORE	7.8	84
TOTAL	60.8	655

TENURE

Available on a new lease for a term by arrangement.

RENT

£18,000 per annum exclusive.

BUSINESS RATES

2023 Rateable Value: £17,250

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.

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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