

# TO LET

53.6 SQ. M (577 SQ, FT) APPROX.

87 HIGH STREET, WHITTON TW12 7LD

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

**www.snellers.com**

**020 8977 2204**

- **PROMINENT HIGH STREET PREMISES**
- **PARKING AND LOADING TO REAR**
- **ELECTRIC ROLLER SHUTTERS**
- **CLOSE PROXIMITY TO COSTA COFFEE, CAVAN BAKERY, TESCO EXPRESS, BOOTS AND GREGGS**
- **NEW LEASE 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.

# 87 HIGH STREET, WHITTON TW12 7LD

## LOCATION

The property is located very centrally in the busy High Street of Whitton which is to the south of Hounslow and to the west of Twickenham.

Whitton serves a busy local community and provides a variety of independent retailers as well as multiple retailers including Tesco Express, KFC, Costa Coffee, Dominoes, Superdrug, Boots and Greggs.

Whitton railway station is at the end of the High Street and a number of bus routes serve the area.

## DESCRIPTION

The property comprises a lock up shop with WC and rear access to a large parking and loading area.

## ACCOMMODATION

The property has an approximately net internal floor area of 53.6 sq. m (577 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£23,000 per annum exclusive.

## BUSINESS RATES

2023 Rateable Value: £13,500

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

## ENERGY PERFORMANCE RATING

Energy Rating: C65

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**

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