

TO LET

SNELLER COMMERCIAL

GROUND FLOOR - 96 SQ. M (1038 SQ. FT) APPROX CHARTERED SURVEYORS

100 HIGH STREET, WHITTON, TWICKENHAM TW2 7LN



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

www.snellers.com

020 8977 2204

- **PROMINENT HIGH STREET LOCATION**
- **GROUND FLOOR CLASS E PREMISES**
- **TWO UPPER FLOORS - 100.6 SQ. M (1083 SQ. FT)**
- **REAR ACCESS**
- **AVAILABLE ON A NEW LEASE JANUARY 2025**

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.

100 HIGH STREET, WHITTON TW2 7LN

LOCATION

The property is located in Whitton High Street, a vibrant local shopping location to the south of Hounslow and to the west of Twickenham. The High Street provides a variety of independent retailers and cafes as well as National operators including Sainsbury's Local, Iceland, Lidl, Dominoes, Superdrug, Tesco Express, Costa Coffee and Greggs.

DESCRIPTION

The property comprises a ground floor open plan retail unit previously occupied by a Boots pharmacy. There is a rear exit to a small rear yard and access to a service road to the rear.

There are two upper floors which have commercial use and were previously used for storage, offices and staff areas. The property benefits from air conditioning units on the ground floor (not tested), gas central heating and UPVC windows to the upper floors.

ACCOMMODATION

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

	SQ. M	SQ. FT
Ground Floor	96.0	1038
First Floor	67.4	725
Second Floor	33.3	358
TOTAL	196.7	2,121

TENURE

Available on a new lease for a term by arrangement from January 2025.

RENT

£37,500 per annum

A letting of the ground floor only may be considered with further details upon request.

BUSINESS RATES

2023 Rateable Value: £23,750

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

ENERGY PERFORMANCE RATING

Energy Rating: C67

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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