

TO LET

87.8 SQ. M (945 SQ. FT) APPROX.

100 HIGH STREET, WHITTON, TWICKENHAM TW2 7LN

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **GROUND FLOOR CLASS E PREMISES**
- **PROMINENT HIGH STREET LOCATION IN CLOSE PROXIMITY TO SUPERDRUG, TESCO EXPRESS, COSTA COFFEE AND GREGGS**
- **FRONT FORECOURT (18 SQ. M—194 SQ. FT)**
- **AVAILABLE ON A NEW LEASE**

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, Domino's, 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 shared rear yard and access to a service road to the rear. The property also benefits from a large front forecourt.

The property is offered in a shell condition ready for a tenant's fit out.

ACCOMMODATION

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

87,8 SQ. M (945 SQ. FT)

TENURE

Available on a new lease for a term by arrangement.

RENT

£28,000 per annum

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE RATING

Energy Rating: C67

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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sharon@snellers.com



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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