

TO LET

SNELLER COMMERCIAL

72.2 SQ. M - 96.9 SQ. M (777 SQ. FT - 1043 SQ. FT) CHARTERED SURVEYORS

97 HIGH STREET, WHITTON, MIDDLESEX TW2 7LD



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

www.snellers.com

020 8977 2204

- **CLASS E PREMISES TO LET**
- **FORMER HAIR STUDIO**
- **LARGE FRONT FORECOURT**
- **NEWLY BUILT ANNEXE TO THE REAR AVAILABLE AT AN ADDITIONAL RENT**
- **NEW LEASE ON TERMS TO BE AGREED**

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.

97 HIGH STREET, WHITTON TW2 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 Metro, KFC, Dominoes, Superdrug, 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 ground floor shop currently trading as a well established hair salon.

The property is presented in good decorative order and benefits from a fully tiled floor, spot lights, gas central heating and customer WC. To the rear is a fitted kitchen/store room, as well as a further WC and shower.

The property also benefits from a large forecourt to the front of the premises.

There is access at the rear to a new purpose built annexe, which also has separate access from a service road at the rear of the property. The annexe benefits from a laminate floor, UPVC windows and door, electric heating, AC unit and fully fitted wet room/WC. Security cameras are also installed.

ACCOMMODATION

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

	SQ. M	SQ. FT
Retail	66.9	720
Kitchen/Store	5.3	57
TOTAL	72.2	777
ANNEXE	24.7	266
TOTAL	96.9	1043

TENURE

Available on a new lease for a term by arrangement.

RENT

Shop : £25,000 per annum
Shop & Annexe: £35,000 per annum

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.

NB: This does not include the annexe which is yet to be assessed.

ENERGY PERFORMANCE RATING

Energy Rating: To be confirmed

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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