

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

53.2 SQ. M (573 SQ. FT) APPROX.

44 KING STREET, TWICKENHAM, MIDDLESEX TW1 3SH



www.snellers.com

020 8977 2204

- TOWN CENTRE RETAIL UNIT
- PROMINENT LOCATION IN CLOSE PROXIMITY TO A NUMBER OF MULTIPLE RETAILERS
- SHELL CONDITION READY FOR TENANTS FIT OUT

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.

44 KING STREET, TWICKENHAM TW1 3SH

LOCATION

The property is located in a very prominent location on the North side of King Street close to the busy junction of Heath Road and Cross Deep.

Other multiple retailers in King Street include Marks & Spencer, WH Smith, Oxfam, Starbucks, Tesco Express and Iceland, as well as a number of independent retailers, coffee shops and cafes.

DESCRIPTION

The property comprises an open plan retail unit with half glazed shop front.

The property will be offered in a shell condition with WC installed, connectivity to gas, water and electricity, ready for a tenants fit out.

ACCOMMODATION

The property has a total approximate net internal floor area of:-

53.2 sq. m (573 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£26,000 per annum exclusive

VAT is applicable.

BUSINESS RATES

2023 Rateable Value: £25,000

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

ENERGY PERFORMANCE RATING

Energy Rating: B41

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

020 8977 2204

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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