

# TO LET

# SNELLER COMMERCIAL

CHARTERED SURVEYORS

75.5 SQ. M (812 SQ. FT) APPROX.

39 HEATH ROAD, TWICKENHAM, MIDDLESEX TW1 4AW



[www.snellers.com](http://www.snellers.com)

020 8977 2204

- **PROMINENT DOUBLE FRONTED BUSINESS PREMISES**
- **8M (26 FT) FRONTAGE**
- **SUITABLE FOR A VARIETY OF USES**
- **LEASE ASSIGNMENT—NO PREMIUM**

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.

# 39 HEATH ROAD, TWICKENHAM TW1 4AW

## LOCATION

The premises are situated on this busy thoroughfare (A305) in Twickenham town centre. Twickenham is known for a diversity of multiple retailers including a Marks & Spencer food store, Ladbrokes, Oxfam, Screwfix, as well as a number of independent retailers and cafes.

There is a wide pavement to the front of the property with ornamental trees and parking available immediately outside for pay and display.

## DESCRIPTION

The property is presented in good decorative order benefitting from a fully tiled floor, AC unit (not tested), kitchenette with electric water heater and two WC's.

The premises are currently partitioned to provide a rear office and to the rear is a lean to providing additional storage and bin store.

## ACCOMMODATION

The property has an approximate net internal floor area of:-

75.5 sq. m (812 sq. ft).

## TENURE

Available on assignment of the existing lease granted in November 2016 for a term of 15 years and therefore approximately 6 years remaining. 5 yearly rent reviews are applicable.

Subject to Landlords consent to assign.

## RENT

Passing rent £24,000 per annum plus VAT. The next rent review is November 2027.

## BUSINESS RATES

2026 Rateable Value: £21,500

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

## ENERGY PERFORMANCE 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.

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