

TO LET

58.1 SQ. M (625 SQ. FT) APPROX.

19 HEATH ROAD, TWICKENHAM, MIDDLESEX TW1 4AW

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **DOUBLE FRONTED RETAIL UNIT**
- **TOWN CENTRE LOCATION**
- **ADJOINING LLOYDS BANK AND IN CLOSE PROXIMITY TO MARKS AND SPENCER FOOD STORE AND SCREWFIX**

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.

19 HEATH ROAD, TWICKENHAM TW1 4AW

LOCATION

The property is situated in Heath Road adjoining the busy town centre at King Street, adjoining Lloyds Bank. Twickenham is well known for a diversity of multiple retailers including a Marks & Spencer food store, Screwfix, Princess Alice Hospice, Oxfam, and Iceland. There is also a selection of cafes, restaurants and independent retailers.

DESCRIPTION

The property comprises a mid terrace double fronted retail unit with attractive bay windows and wooden shop front.

There is a WC and rear access providing a fire exit and refuse area.

ACCOMMODATION

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

58.1 sq. m (625 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£20,000 per annum exclusive.

VAT is applicable.

BUSINESS RATES

2017 Rateable Value: £14,750

Tenants may qualify for rates relief.

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

ENERGY PERFORMANCE RATING

Energy Rating: C73

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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