

# TO LET/MAY SELL

118.6 sq. m (1276 sq. ft) GIA APPROX

37 - 39 YORK STREET, TWICKENHAM, MIDDLESEX TW1 3LP

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

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**020 8977 2204**

- **PROMINENT BUSINESS PREMISES WITH CORNER RETURN**
- **SUITABLE FOR A VARIETY OF USES WITHIN THE NEW “E” CLASS**
- **NEW LEASE AVAILABLE**
- **FREEHOLD SALE MAY BE CONSIDERED**

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# 37—39 YORK STREET, TWICKENHAM TW1 3LP

## LOCATION

Twickenham is a popular affluent town in the London Borough of Richmond upon Thames, approximately 10 miles west of central London.

The property is prominently located on the corner of York Street and Arragon Road in the centre of Twickenham. Nearby occupiers include Pizza Express, Foxtons, Be At One, Green Retreats, Bensons for Beds and Barclays Bank.

Twickenham mainline station is within close proximity and provides regular services to London Waterloo and a number of bus routes pass by the property with routes into Richmond and Kingston upon Thames.

## DESCRIPTION

The property comprises two adjoining business premises with a corner return frontage. Most recently fitted out as offices the premises benefit from a suspended ceiling with inset office lighting, electric heating, air conditioning, part carpet and part laminate flooring and fitted kitchen.

There are also male and female WC's and a rear fire exit with access to the service road.

## PLANNING

Formerly occupied for A2 purposes, the property will be suitable for a variety of businesses within the new Class E, subject to landlords consent.

Applicants are advised to make their own enquiries with the planning department of the London Borough of Richmond upon Thames

## ACCOMMODATION

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

118.6 sq. m (1276 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## PRICE

Offers invited for the freehold subject to a long lease of the upper parts expiring 24/11/2117 at a ground rent of £300 pa, increasing by £300 pa every 25 years.

## RENT

£29,500 per annum.

## BUSINESS RATES

2017 Rateable Value: £30,750

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

## ENERGY PERFORMANCE RATING

Energy Rating: D84

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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