

# TO LET

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

44 KING STREET, TWICKENHAM, MIDDLESEX TW1 3SH

## SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

[www.snellers.com](http://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, Poundland and Iceland, as well as a number of independent retailers, coffee shops and cafes.

## DESCRIPTION

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

The property will be offered in a shell condition with 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

£24,000 per annum exclusive + VAT.

## BUSINESS RATES

2017 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

Energy Rating: B41

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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