

TO LET

32.4 sq. m (349 sq. ft) approximately

220 HAMPTON ROAD, TWICKENHAM, MIDDLESEX TW2 5NJ

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **PROMINENT BUSINESS PREMISES**
- **LARGE FRONT FORECOURT**
- **NEW LEASE AVAILABLE DUE TO
RELOCATION OF CURRENT OCCUPIER**

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.

220 HAMPTON ROAD, TWICKENHAM TW1 5NJ

LOCATION

The property is situated on Hampton Road, Twickenham in a prominent location close to the busy crossroads at Sixth Cross Road and Wellington Road.

Other occupiers in the parade include a hair salon, barbers, convenience store and Co-Op. Squires Garden Centre and Lidl are also nearby at the crossroads.

DESCRIPTION

The property comprises a lock up retail shop offered in good decorative order with wooden floor, spot lights and attractive wooden shop front. To the front of the property is a forecourt with a depth of approximately 8m.

ACCOMMODATION

The property has the following approximate net internal floor area:-

32.4 sq. m (349 sq. ft)

TENURE

Available on a new lease for a term by Arrangement from July 2021.

RENT

£12,000 per annum.

Rent is exclusive of all other outgoings.

BUSINESS RATES

2017 Rateable Value: £5,600

Tenants may qualify for 100% business rates relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.

ENERGY PERFORMANCE RATING

Energy Rating: D92

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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