

TO LET

77.9 SQ. M (839 SQ. FT) APPROX.

75 HIGH STREET, WHITTON, TWICKENHAM, MIDDLESEX TW2 7LD

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT RETAIL PREMISES**
- **GLAZED SHOP FRONT**
- **GARAGE TO REAR**
- **LARGE FRONT FORECOURT**
- **NEW LEASE AVAILABLE**

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.

75 HIGH STREET, WHITTON TW2 7LD

LOCATION

The property is located very centrally in the busy High Street of Whitton which is to the south of Hounslow and to the west of Twickenham. Whitton serves a busy local community and provides a variety of independent retailers as well as multiple retailers including Tesco Metro, KFC, Dominoes, Superdrug, Boots and Greggs.

Whitton railway station is at the end of the High Street and a number of bus routes serve the area.

DESCRIPTION

The property comprises an attractive retail premises benefitting from glazed shop front, partitioned rear store, suspended ceilings to retail area, and WC. To the rear is a garage accessed from the rear service road. The property also benefits from a large front forecourt.

The property will be suitable for a variety of alternative uses within the E Class, subject to landlords consent.

ACCOMMODATION

The shop has an approximate total net internal floor area of:-

82.8 sq. m (891 sq. ft)

The rear garage is approximately

20.3 sq. m (219 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£23,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £20,000

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

ENERGY PERFORMANCE RATING

Energy Rating: B39

A copy of the certificate is available upon 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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