

TO LET

122,2 SQ. M (1315 SQ. FT) APPROX.

6A STAINES ROAD, TWICKENHAM TW2 5AH

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **BUSINESS PREMISES SUITABLE FOR A VARIETY OF USES INCLUDING OFFICE, MEDICAL USE, CLINIC, BEAUTY OR FITNESS STUDIO WITHIN CLASS E**
- **CLOSE TO TWICKENHAM GREEN**
- **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.

6A STAINES ROAD, TW2 5AH

LOCATION

The property is located to the rear of a small parade of shops on Staines Road, in very close proximity to Twickenham Green. The parade serves the local community with other occupiers including beauty premises, cafés and convenience stores and there is metered parking on Staines Road.

Twickenham town centre is approximately 1 mile away.

DESCRIPTION

The property is accessed via a passage-way to the side of 6 Staines Road and currently operates as a physio practice.

The premises provide a front reception area, 3 treatment rooms, large studio space, shower room and two WC's, one with disabled access. Internal partitions can be removed to accommodate alternative requirements.

The property is in good decorative order and benefits from raised floors and gas central heating.

ACCOMMODATION

The property has a total approximate floor area of:-

122.2 sq. m (1315 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£22,000 per annum exclusive

BUSINESS RATES

From our online enquiries we have established that the premises have two Rateable Values as follows:-

Part ground floor
R/O 8 -14 Staines Road, Twickenham:
RV: £16,750

Studio, part ground floor
R/O 8 – 14 Staines Road, Twickenham:
RV: £13,250

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

ENERGY PERFORMANCE RATING

Energy Rating: C52

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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