

TO LET

124.5 SQ. M (1340 SQ. FT) APPROX.

76 THE GREEN, TWICKENHAM, TW2 5AG

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **CORNER BUSINESS PREMISES WITH REAR STUDIO/OFFICE AND BASEMENT**
- **SUITABLE FOR A VARIETY OF USES**
- **ATTRACTIVE LOCATION ON TWICKENHAM GREEN**
- **REAR COURTYARD**
- **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.

76 THE GREEN, TWICKENHAM TW2 5AG

LOCATION

The property is situated on the north side of The Green, directly overlooking Twickenham Green. The property is approximately half a mile to Twickenham town centre and railway station as well as half a mile to the north of Strawberry Hill railway station both of which also provide regular services to London Waterloo.

A number of bus routes serve The Green with routes to Richmond and Kingston upon Thames.

The property is close to a number of independent restaurants and retailers as well as a Sainsbury's Local.

DESCRIPTION

This fully refurbished accommodation provides a character shop front with corner return. Internally the ground floor is open plan with a front trading area, WC and rear studio/office space. There is stairs to the basement providing a fully fitted kitchen suitable for storage or further office space.

There is additional side access and at the rear of the property is an attractive courtyard.

The property benefits from attractive strip lighting, tiled floor, gas central heating, security cameras and floor boxes for power/telephone lines.

ACCOMMODATION

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

	SQ. M	SQ. FT
Ground floor	91.1	981
Basement	33.4	360
TOTAL	124.5	1340

TENURE

Available on a new lease for a term by arrangement.

RENT

£35,000 per annum exclusive

BUSINESS RATES

Rateable Value: £11,750

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 upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: E113

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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sharon@snellers.com

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

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