

TO LET

15.6 sq. m (168 sq. ft) approx.

23 CHURCH STREET, TWICKENHAM, MIDDLESEX TW1 3NJ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **CHARACTER RETAIL PREMISES IN CONSERVATION AREA**
- **PLUS BASEMENT**
- **WOODEN FLOOR**
- **FEATURE CEILING WITH INSET SPOT LIGHTS**

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.

23 Church Street, Twickenham, Middlesex, TW1 3NJ

LOCATION

The property is located in the conservation area of Church Street, a select and attractive part of Twickenham town centre close to the River Thames and other attractions such as the Twickenham Museum and Mary Wallace Theatre.

Church Street has a comprehensive range of independent specialist shops including boutiques, hairdressers, delicatessens, gift shops, cafes and pubs.

There is ample metered parking in Church Street and a pay and display car park to the rear of the street.

DESCRIPTION

The property comprises a retail premises with decorative wooden shop front, wooden floor and feature ceiling with inset spot lights.

There are stairs down to the basement with a head height of 1.85m which provides storage, kitchen and WC facilities.

ACCOMMODATION

The property has the following approximate net internal floor areas:

Retail Area	15.6 sq.m	168 sq.ft
Basement	18.3 sq.m	197 sq.ft

TENURE

Available on a new lease for a term to be agreed.

RENT

£11,000 per annum

BUSINESS RATES

2010 Rateable Value: £6,800

The property will benefit from small business rates relief and applicants are advised to make their own enquiries with the London Borough of Richmond upon Thames business rates department.

ENERGY PERFORMANCE RATING

To be confirmed.

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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