

TO LET

74.4 SQ. M (801 SQ. FT) APPROX.

8 HEATH ROAD, TWICKENHAM, MIDDLESEX TW1 4BZ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **IDEALLY LOCATED RETAIL PREMISES**
- **IN CLOSE PROXIMITY TO A NUMBER OF MULTIPLE RETAILERS INCLUDING A MARKS & SPENCER FOOD STORE AND WH SMITHS**
- **AVAILABLE ON A NEW LEASE**

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.

8 HEATH ROAD, TWICKENHAM TW1 4BZ

LOCATION

The property is located in a prominent location on Heath Road close to the busy junction of King Street and Cross Deep.

The property is in very close proximity to a Marks & Spencer food store and other nearby retailers include WH Smith, Halfords, Oxfam and Iceland as well as a number of independent retailers, coffee shops and cafes.

DESCRIPTION

The property comprises a retail shop with rear store, kitchenette and WC facilities. The shop benefits from an aluminium shop front, suspended ceiling with inset lighting and laminate floor to the retail area.

There is rear access to Holly Road and the pay and display car park.

ACCOMMODATION

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

Retail	64.8 sq. m	698 sq. ft
Store	9.6 sq. m	103 sq. ft
TOTAL	74.4 SQ. M	801 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £23,000

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

ENERGY PERFORMANCE RATING

TBC

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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