

TO LET CONFIDENTIALLY AVAILABLE

92.5 SQ. M (995 SQ. FT) APPROX.

70 HIGH STREET, WHITTON, TWICKENHAM, MIDDLESEX TW2 7LS

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FULLY FITTED BAKERY PREMISES**
- **MIXED A1/A3 USE (SUBJECT TO PLANNING)**
- **BUSY HIGH STREET LOCATION**
- **AVAILABLE ON A NEW LEASE**
- **PREMIUM APPLICABLE**

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.

70 HIGH STREET, WHITTON, TW2 7LS

LOCATION

The property is located in Whitton High Street, a vibrant local shopping location to the south of Hounslow and to the west of Twickenham. The High Street provides a variety of independent retailers and cafes as well as multiple retailers including Sainsbury's Local, Iceland, Lidl, Card Factory, Superdrug, Tesco Express and Greggs.

Whitton railway station is also in very close proximity and Twickenham Stadium is within 1 mile which hosts a number of rugby and concert events throughout the year.

DESCRIPTION

The property comprises a well established bakery and coffee shop currently fitted to provide 14 internal covers and potential for external seating, subject to a licence from the Local Authority.

The property was refurbished to a high specification within the last 5 years to provide a retail area, office and storage, 2 WC's, and fully fitted kitchen to the rear.

The property benefits from air conditioning, CCTV, gas central heating, wooden flooring and extraction equipment. A full inventory of fixtures and fittings can be provided upon request.

There is rear access to a service area to provide parking and loading facilities.

ENERGY PERFORMANCE RATING

Energy Rating: E110

A copy of the certificate is available on request.

ACCOMMODATION

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

Retail Area	54.9 sq. m	591 sq. ft
Kitchen	36.6 sq. m	393 sq. ft
Total	91.5 sq. m	985 sq. ft

TENURE

Available on a new lease subject to terms to be agreed.

RENT

Further details upon request.

PREMIUM

Offers invited for the premium for the benefit of the lease, fixtures, fittings, equipment and goodwill. Accounts will be provided to serious enquiries.

BUSINESS RATES

2017 Rateable Value: £16,750

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

VIEWING

Confidentially available and appointments are strictly through the Sole Agent.

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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