

# TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

64.4 SQ. M (693 SQ. FT ) APPROX.

**22 THE GREEN, TWICKENHAM. TW2 5AB**



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

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **PROMINENT BUSINESS PREMISES**
- **SUITABLE FOR A VARIETY OF USES**
- **FRONTING 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.

# 22 THE GREEN, TWICKENHAM TW2 5AB

## LOCATION

The premises are located on the north side of the picturesque Twickenham Green close to the junction with Knowle Road and adjoining the Maple Leaf Pharmacy.

Other nearby occupiers include Sainsbury, as well as a variety of independent businesses and restaurants. Twickenham town centre is approximately  $\frac{3}{4}$  of a mile.

## DESCRIPTION

The premises comprise a ground floor premises with WC and basement.

The unit benefits from a character period shop front and access to a basement which may be suitable for storage use.

## ACCOMMODATION

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

	SQ. M	SQ. FT
Retail Area	36.5	393
Basement	27.9	300
<b>Total</b>	<b>64.4</b>	<b>693</b>

## TENURE

A new lease is available for a term of 5 years.

## RENT

£12,000 per annum.

The rent is subject to VAT.

## BUSINESS RATES

2023 Rateable Value of £10,000

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

## ENERGY PERFORMANCE RATING

Energy Rating: D94

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

**Sharon Bastion**  
Sneller Commercial  
020 8977 2204  
[sharon@snellers.com](mailto:sharon@snellers.com)

**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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