

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

63.2 SQ. M (680 SQ. FT) APPROX.

221 TWICKENHAM ROAD, ISLEWORTH, MIDDLESEX TW7 6AA



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

020 8977 2204

- **PROMINENT CORNER A2/A1 PREMISES**
- **GLAZED RETURN FRONTAGE**
- **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.

221 TWICKENHAM ROAD, ISLEWORTH TW7 6AA

LOCATION

The property is located in a prominent position on the corner of Twickenham Road (A310) and St. Johns Road, Isleworth.

West Middlesex Hospital is located within ½ a mile and the surrounding shops and eateries serve a densely populated local area as well as passing traffic.

Twickenham Road joins the A316 providing access to the M3 and motorway network. Isleworth railway station is approximately ½ a mile away and a number of bus routes serve the local area.

DESCRIPTION

The property comprises a business premises with prominent corner return frontage laid out to provide a front retail area, rear stores, kitchen/staff area and two WC's.

There is metered parking on Twickenham Road with 30 minutes free parking.

PLANNING

The property has most recently been used as a retail premises which will fall within Class E.

ACCOMMODATION

The property has an approximate net internal floor area of:-

63.2 sq. m (680 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£18,000 per annum

BUSINESS RATES

2023 Rateable Value: £18,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

ENERGY PERFORMANCE RATING

Energy Rating: C59

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

Sneller Commercial

020 8977 2204

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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