

TO LET

29.3 SQ. M (315 SQ. FT) approx.

1A WATER LANE, TWICKENHAM, MIDDLESEX TW1 3NP

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **LOCK UP SHOP IN TOWN CENTRE**
- **FRONTAGE OF 7.4 M**
- **CLOSE TO RIVERSIDE**
- **AVAILABLE ON A 15 YEAR LEASE FROM JULY 2016**

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.

1A WATER LANE, TWICKENHAM TW1 3NP

LOCATION

The property is located in a prominent position at the northern end of Water Lane, close to the junction with King Street and Church Street. Water Lane leads down to the Thames riverside.

There are a number of multiple retailers in King Street including Marks & Spencer, Poundland, Halfords, Boots, WH Smith and Iceland and Church Street is vibrant with independent retailers, cafes and restaurants.

DESCRIPTION

The property comprises a lock up retail premises with WC. Presented in good decorative order and benefitting from an attractive shop front with awning, laminate floor, ceiling fans, spot lights, wall lights and built in storage cupboards.

There is 2 hours metered parking within Water Lane and on the riverside.

ACCOMMODATION

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

29.3 sq. m (315 sq. ft).

TENURE

Available on assignment of an existing 15 year lease from July 2016.

RENT

Passing rent £16,000 per annum exclusive.

RENT REVIEW

The lease allows for 5 yearly rent reviews, the next review being July 2021.

PREMIUM

A premium is sought to cover the legal and professional costs in this matter in the sum of £10,000.

BUSINESS RATES

2017 Rateable Value: £11,000

A tenant may qualify for 100% rates relief and for further details please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.