

TO LET

74.2 SQ. M (799 SQ. FT APPROX.)

48 CHURCH STREET, TWICKENHAM, MIDDLESEX TW1 3NR

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND FLOOR DOUBLE FRONTED A2/A1 PREMISES**
- **TOWN CENTRE CONSERVATION AREA**
- **AVAILABLE ON A NEW LEASE FOR A TERM BY ARRANGEMENT.**

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.

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LOCATION

The property is located in Church Street, an attractive conservation area in the centre of Twickenham, well known for its comprehensive range of small specialist shops, as well as restaurants and cafes.

There is metered parking directly outside the shop as well as a pay and display car park to the rear.

Twickenham railway station is approximately one third of a mile.

DESCRIPTION

The property comprises a ground floor double fronted premises, previously used as solicitors offices.

Planning consent was previously granted for A2 (Financial & Professional Services) Use.

The premises are currently partitioned to provide some open plan and private offices although this could be removed or altered to suit a tenants requirements.

The premises also benefit from a kitchenette, WC and rear access.

ACCOMMODATION

The premises have a total approximate net internal floor area of 74.2 sq. m (799 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£17,000 per annum.

BUSINESS RATES

2017 Rateable Value: £13,750

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

ENERGY PERFORMANCE RATING

Energy Rating: D88

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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

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