

TO LET

47.4 sq. m (510 sq. ft) approx.

12 KING STREET, TWICKENHAM, MIDDLESEX TW1 3SN

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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

020 8977 2204

- **PROMINENT RETAIL PREMISES**
- **TOWN CENTRE LOCATION**
- **IN CLOSE PROXIMITY TO A NUMBER OF MULTIPLE OPERATORS**
- **AVAILABLE ON A NEW LEASE**

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 a prominent location on the North side of King Street close to the busy junction of London Road and York Street.

Other multiple retailers in King Street include a Marks & Spencer food store, WH Smith, Poundland, Boots and Iceland as well as a number of independent retailers, coffee shops and cafes.

DESCRIPTION

The premises comprise a retail area with rear store, kitchen and WC.

There is rear access providing a fire exit.

ACCOMMODATION

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

Retail	31.1 sq. m	335 sq. ft
Ancillary	16.3 sq. m	175 sq. ft
TOTAL	47.4 SQ. M	510 SQ. FT

TENURE

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£18,000 per annum exclusive.

BUSINESS RATES

2010 Rateable Value: £20,000

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

ENERGY PERFORMANCE RATING

Energy Rating: C73

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

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

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