

# TO LET

42.3 SQ. M (455 SQ. FT) APPROX.

41 TOWER ROAD, STRAWBERRY HILL, TWICKENHAM, TW1 4PS

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

- **FULLY REFURBISHED RETAIL UNIT**
- **OPPOSITE STRAWBERRY HILL STATION**
- **SMALL FRONT FORECOURT**
- **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.

# 41 TOWER ROAD, STRAWBERRY HILL TW1 4PS

## LOCATION

The property is located in Strawberry Hill, a village location approximately 1 mile from Teddington and Twickenham town centres.

The premises forms part of a small secondary parade in the heart of the village which serves the surrounding residential area and prominently located opposite Strawberry Hill Station and in close proximity to Strawberry Hill Golf Club.

Other businesses in the parade include a hairdressers and bridal shop, and directly opposite there is a café and interior designers. Nearby retailers in Tower Road include an off licence, dental practice, and newsagents/post office.

## DESCRIPTION

The property comprises a ground floor lock up shop providing a retail area, rear office/store, kitchen and WC.

The premises are presented in excellent decorative order and benefit from a fully glazed wooden shop front, UPVC windows to the rear, laminate floor to retail area with carpet to the rear office, Fujitsu heating/cooling unit, spot lights and fitted kitchen.

The property also benefits from a small front forecourt.

## ACCOMMODATION

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

42.3 sq. m (455 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£12,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £8,000

Tenants may qualify for 100% rates relief.

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

## ENERGY PERFORMANCE RATING

Energy Rating: D76

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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