

TO LET

185.9 SQ. M (2001 SQ. FT) plus basement

15—19 YORK STREET, TWICKENHAM, MIDDLESEX TW1 3JZ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **PROMINENT SHOWROOM PREMISES**
- **BASEMENT STORAGE**
- **CLOSE PROXIMITY TO PIZZA EXPRESS, ZIZZIS AND BENSONS FOR BEDS**
- **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

Twickenham is a popular affluent town in the London Borough of Richmond, approximately 10 miles west of central London.

The property is prominently located on the corner of York Street and Garfield Road in the centre of Twickenham. Nearby occupiers include Pizza Express, Foxtons, Zizzi, Bensons for Beds and Barclays Bank. Twickenham Library is also located in Garfield Road.

Twickenham mainline station is within close proximity and provides regular services to London Waterloo and a number of bus routes pass by the property with routes into Richmond and Kingston upon Thames.

DESCRIPTION

The property comprises a prominent showroom on ground floor level with access from the rear to a basement suitable for storage.

ACCOMMODATION

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

Ground Floor	185.9 sq. m	2001 sq. ft
Basement	69.4 sq. m	747 sq. ft
TOTAL	255.3 SQ. M	2748 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

£65,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £59,000

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Joint Sole Agents.

Sharon Bastion
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