

TO LET

84.25 sq. m (906 sq. ft) approx.

110 HEATH ROAD, TWICKENHAM, MIDDLESEX TW1 4BW

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **ESTABLISHED COFFEE SHOP**
- **FORE COURT SEATING**
- **LEASE ASSIGNMENT**
- **PREMIUM APPLICABLE**
- **PART A1/A3 USE**

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.

110 HEATH ROAD, TWICKENHAM TW1 4BW

LOCATION

The premises are located in a prominent position on Heath Road, which is one of the main arterial routes in and out of Twickenham and being only ½ a mile from the town centre.

Independent traders in the parade include a hair salon, opticians, estate agents and a selection of restaurants and cafes. This section of Heath Road also boasts Schmidt Kitchens, Giant Bikes and a Tesco Express.

DESCRIPTION

The property comprises a well established coffee shop boasting an attractive fully opening shop front and forecourt area for outside seating.

Internally, the premises comprise an open plan seating area for approximately 25 covers and serving counter. There is a further lounge style seating area, fitted kitchen, storage and disabled WC.

The premises benefit from part tiled/part wooden floor, ceiling fan, chandelier and heating/cooling unit.

A full list of fixtures and fittings can be provided upon request.

ACCOMMODATION

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

Café	54.2 sq. m	584 sq. ft
Ancillary	17.5 sq. m	188 sq. ft
Forecourt	12.5 sq. m	135 sq. ft
TOTAL	84.2 sq. m	907 sq. ft

TENURE

Available by way of an assignment of the existing lease for a term of 12 years from August 2012.

PASSING RENT

£15,600 per annum. The next review date is August 2021.

PREMIUM

A premium of £20,000 for the goodwill, fixtures and fittings.

BUSINESS RATES

2017 Rateable Value: £14,500

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: E113

A copy of the certificate is available on 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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