

TO LET

264.3 SQ. M (2841 SQ. FT) APPROX.

80-82 THE GREEN, TWICKENHAM, TW2 5AG

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND & BASEMENT RESTAURANT PREMISES**
- **DIRECTLY OVERLOOKING TWICKENHAM GREEN**
- **REAR PARKING FOR 2 CARS**
- **AVAILABLE ON A NEW LEASE**
- **NO PREMIUM**

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.



LOCATION

The property is situated on the north side of The Green, directly overlooking Twickenham Green. The property is approximately half a mile to the north of Strawberry Hill railway station which provides regular services to London Waterloo. The property is close to a number of independent restaurants and retailers along with multi national occupiers such as Ask Italian and Sainsbury's Local.

DESCRIPTION

The property comprises a double fronted retail premises on the ground and basement floors, currently used as a restaurant / bar.

There is a fitted kitchen and disabled WC facility on the ground floor as well as male and female WC's in the basement. The basement also provides a cellar and storage/office facilities. There is rear access for loading and parking for 2 cars.

ACCOMMODATION

The property has the following approximate floor areas:

Ground Floor	198.2 sq. m	2133 sq. ft
Basement	65.8 sq. m	708 sq. ft
TOTAL	264.3 sq. m	2841 sq. ft

BUSINESS RATES

2017 Rateable Value: £49,750

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

EPC

To be confirmed.

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

80-82 THE GREEN, TWICKENHAM, TW2 5AG

TENURE

Available on a new lease for a term by arrangement.

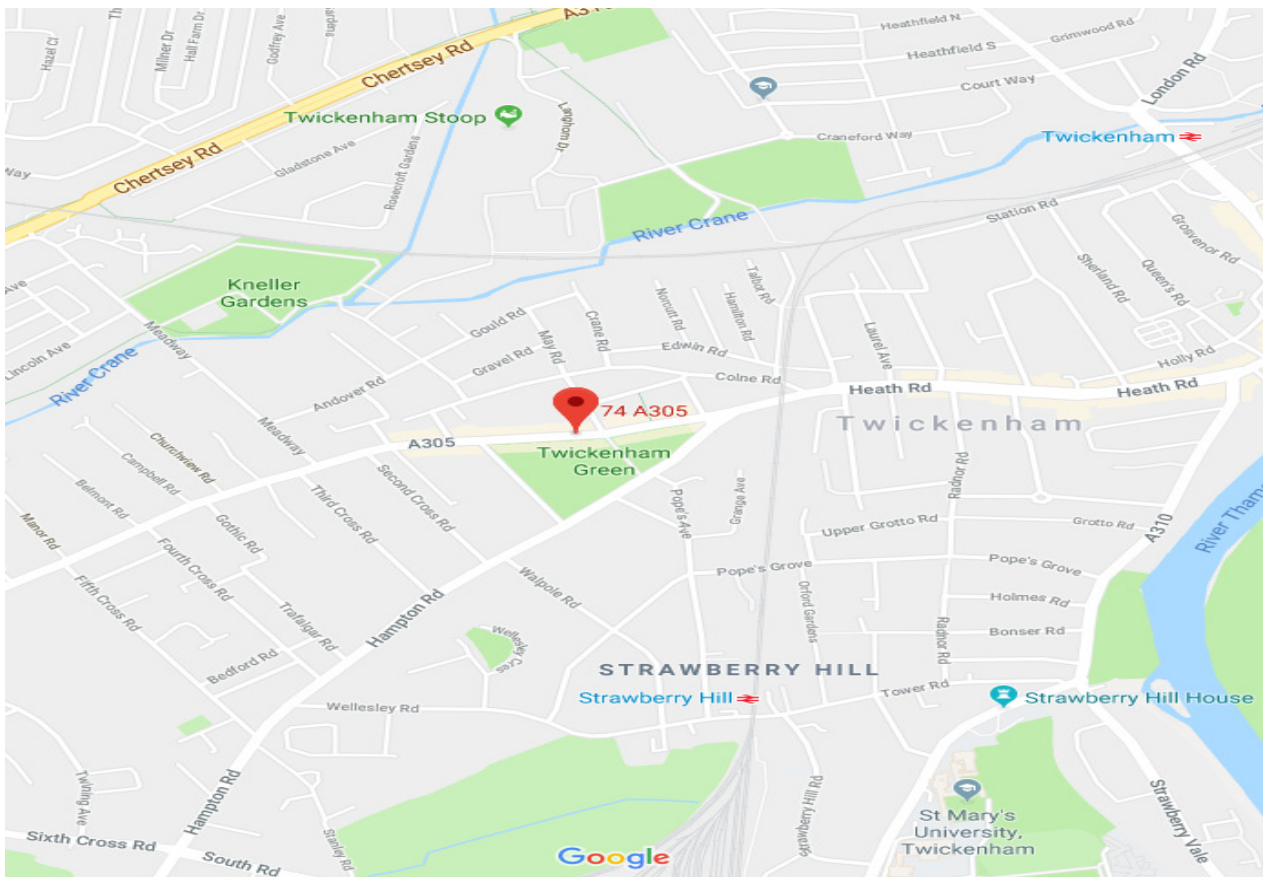
RENT

Offers in the region of £45,000 per annum.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com



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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.