

TO LET

60.9 SQ M (655 SQ. FT) APPROX.

32 CHURCH STREET, TWICKENHAM, TW1 3NR

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT RETAIL PREMISES**
- **TWICKENHAM'S PRIME LOCATION**
- **SHOP AND BASEMENT**
- **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.

32 CHURCH STREET, TW1 3NR

LOCATION

The property is located in the conservation area of Church Street, at the junction with King Street, a select and attractive part of Twickenham town centre close to the River Thames and other attractions such as the Twickenham Museum and Mary Wallace Theatre.

Church Street has a comprehensive range of independent specialist shops including boutiques, hairdressers, delicatessens, gift shops, cafes and pubs.

There is ample metered parking in Church Street and pay and display car parks to the rear of the street and on the riverside.

DESCRIPTION

The premises comprise a former hair salon with ground floor retail area, WC and kitchenette. At the front of the premises is a staircase leading to the basement with a head height of just over 2 metres.

The property benefits from an attractive double fronted wooden shop front, tiled floor, AC unit (not tested) and inset spot lights.

ACCOMMODATION

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

Retail Area	60.9 sq. m	655 sq. ft
Basement	17.5 sq. m	188 sq. ft
TOTAL	78.4 sq. m	843 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£23,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £18,750

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

ENERGY PERFORMANCE RATING

Energy Rating: C66

A copy of the certificate is available upon 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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