

# TO LET

67.4 sq. m (726 sq. ft) approximately

51 KING STREET, TWICKENHAM, MIDDLESEX TW1 3SG

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

**020 8977 2204**

- **RETAIL PREMISES IN PRIME LOCATION**
- **BUSY JUNCTION IN THE HEART OF TWICKENHAM TOWN CENTRE**
- **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.

# 51 KING STREET, TWICKENHAM, TW1 3SG

## LOCATION

The property is located in a prominent location in King Street, Twickenham close to the busy junction of Heath Road and Cross Deep.

Other multiple retailers in King Street include Marks & Spencer, WH Smith, Headmasters, Lodge Brothers, Oxfam and Iceland as well as a number of independent retailers, coffee shops and cafes.

## DESCRIPTION

The property comprises a retail unit with attractive wooden shop front incorporating aluminium double doors. There is rear access to an outside WC and store. There is also access to a rear service road.

The shop benefits from a suspended ceiling with inset spot lights, laminate floor and kitchenette.

## ACCOMMODATION

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

67.4 sq. m (726 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£30,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £17,000

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

## ENERGY PERFORMANCE RATING

Energy Rating: E111

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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