

TO LET

130.3 SQ M (1402 SQ. FT) APPROX.

35 CHURCH STREET, TWICKENHAM, TW1 3NR

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT DOUBLE FRONTED RETAIL PREMISES**
- **TWICKENHAM'S PRIME LOCATION**
- **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.

35 CHURCH STREET, TWICKENHAM TW1 3NR

LOCATION

The property is located in the conservation area of Church Street, close to 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 comprises a ground floor shop previously occupied as a betting office with sales area, three WC's and kitchenette. There is rear access for fire exit purposes.

The property benefits from an attractive double frontage of approximately 8m.

ACCOMMODATION

The property has an approximate total floor area of 130.3 sq. m (1402 sq. ft).

PLANNING

As a former betting shop the property will fall within Class A2 or Sui Generis use.

The property may be suitable for alternative uses and interested parties are advised to make their own enquiries with the planning department of the London Borough of Richmond.

TENURE

Available on a new lease for a term by arrangement.

RENT

£30,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £34,250

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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