

# TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

48.1 sq. m (517 sq. ft) approx.

**138 - 140 HEATH ROAD, TWICKENHAM, MIDDLESEX TW1 4BN**



**Sneller Commercial**  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT  
[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **DOUBLE FRONTED RETAIL UNIT**
- **PROMINENT MAIN ROAD LOCATION**
- **EXCELLENT WINDOW FRONTAGE**
- **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.

# 138—140 HEATH ROAD, TWICKENHAM TW1 4BN

## LOCATION

The property is located on Heath Road (A305) Twickenham, an affluent suburb in the London Borough of Richmond upon Thames and well known as the home of English Rugby, hosting the world cup in 2015.

Heath Road is the main thoroughfare from Twickenham Green to the town centre and there is a variety of retailers in close proximity as well as estate agents, popular cafes and a Tesco Express.

## DESCRIPTION

The property comprises a double fronted lock up shop with fully glazed shop front.

The shop front has an approximate width of 10 m providing an excellent display opportunity on this busy main road.

Suitable for some other uses within the new Class E, subject to landlords consent.

## ACCOMMODATION

The premises will have the an approximate net internal floor area of 48.1 (517 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£18,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £17,750

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

## ENERGY PERFORMANCE RATING

Energy Rating: C69

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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