

## 46 HEATH ROAD TWICKENHAM

Ground floor 908 sq ft / 84.37 sq m. Basement 621 sq ft / 57.67 sq m. Total 1,529 sq ft / 142.04 sq m



### ADDRESS

46 Heath Road  
Twickenham  
TW1 4BY

### DESCRIPTION

#### **E Class Ground Floor Retail Investment**

Heath Road is located in the heart of Twickenham town centre. The town boasts excellent transport links being convenient for the M3, M4 and M25 motorways. Twickenham station is a short walk providing regular services to London Waterloo with a journey time of approx. 24 minutes. The corner, double fronted property is arranged over basement and ground floor. The accommodation is divided into two with both areas connected by a corridor towards the rear. The unit is currently let at £33,000 per annum following a rent review on 1st July 2025. There are five yearly rent reviews. A 20 year lease was agreed in 2010 expiring in June 2030.

Dated: 18/09/2025



## SPECIFICATION

Corner unit

Double fronted

Fitted kitchen

Two fitted shop floors

**Tenure** Freehold. Current tenant pays £33,000 per annum following a rent review on 1st July 2025. Five yearly rent reviews. A 20 year lease was agreed in 2010, expiring in 2030

**Price** £550,000

**Rates** Upon application

**Size** Ground floor 908 sq ft / 84.37 sq m.  
Basement 621 sq ft / 57.67 sq m. Total 1,529 sq ft / 142.04 sq m

## CONTACT

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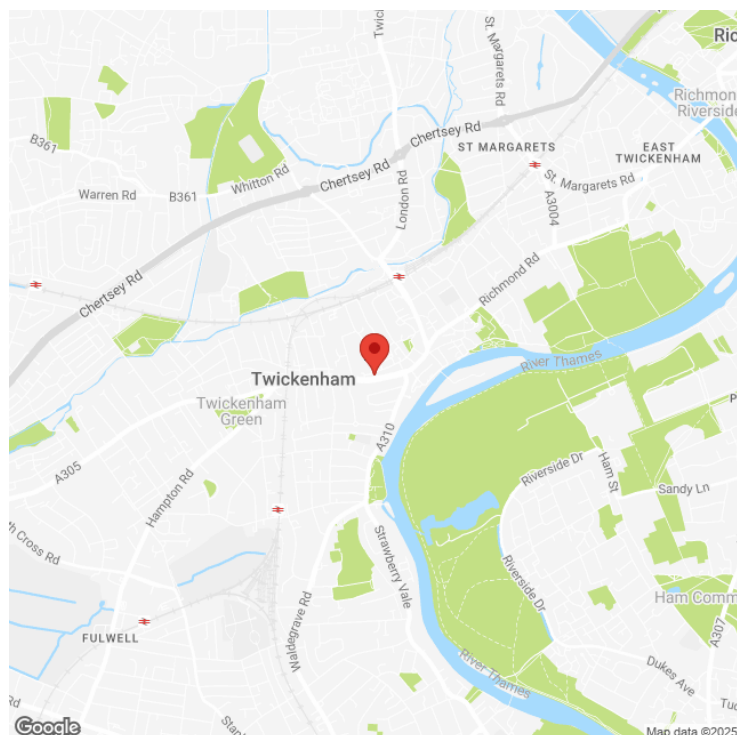
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