

**74 Heath Road
Twickenham
TW1 4BW**



**E CLASS GROUND FLOOR RETAIL
TO LET**

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
www.michaelrogers.co.uk

Fax: 020 8332 7799

Location:

This retail unit is on Heath Road, in the heart of Twickenham town centre. A popular business destination, Twickenham provides numerous retail and leisure amenities, is convenient for M3, M4 and M25 motorways and within 6 miles of Heathrow Airport. Within a short walk is Twickenham Station which provides regular services to London Waterloo with fastest journey time of 24 minutes.

Description:

Ground floor retail unit with a fully fitted kitchen at the back. The unit benefits from rear access and parking. With a great shop frontage, this unit has the potential to house various types of businesses. The unit is currently partitioned but can be made open plan.

Amenities:

- WCs
- Fitted kitchen
- Carpeting
- LED lighting
- Parking available

Terms / Rent:

£29,500 per annum. A new full repairing and insuring lease is available for a term to be agreed.

Rates:

Unit has a rateable value of £15,750, making rates payable £7,859.25.

EPC:

B49

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:**Michael Rogers LLP – 020 8332 7788**

Joshua Thompson - joshua.thompson@michaelrogers.co.uk

Niall Christian - niall.christian@michaelrogers.co.uk

Subject to Contract April 2015

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