

**74 Heath Road
Twickenham
TW1 4BW**



**E CLASS GROUND FLOOR RETAIL
TO LET**

878 Sq Ft (81.53 Sq m)

0208 332 7788

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www.michaelrogers.co.uk

Location:

Twickenham is a popular business destination which also provides numerous retail and leisure amenities. The town is convenient for the M3, M4 and M25 motorways and is within six miles of Heathrow Airport. The available retail unit is located on Heath Road, in the heart of Twickenham town centre. Twickenham train station is within a short walk of the property providing regular services to London Waterloo with fastest journey time of 24 minutes.

Description:

The property comprises a 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:

- WC's
- Fitted kitchen
- Carpeting
- LED lighting
- Parking available

Area

| Floor | Sq Ft | Sq M |
|------------------------|------------|--------------|
| Ground | 878 | 81.53 |
| Total (Approx.) | 878 | 81.53 |

Terms

A new full repairing and insuring lease is available for a term to be agreed.

Rent:

£29,500 per annum.

Rates:

The unit has a rateable value of £15,750, making rates payable £7,859.25. Applicants are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

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 sole agents:

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Subject to Contract
April 2025

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