

**46 Heath Road  
Twickenham  
TW1 4BY**

**E CLASS GROUND FLOOR RETAIL**



**FREEHOLD**

**1,529 Sq Ft (142.04 Sq m)**

**0208 332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

This retail unit is located on Heath Road, right in the heart of Twickenham town centre. Twickenham is a popular business destination offering a wide range of retail and leisure amenities. The town boasts excellent transport links, being convenient for the M3, M4, and M25 motorways, and is situated within 6 miles of Heathrow Airport. Twickenham Station is just a short walk away providing regular services to London Waterloo, with the fastest journey time being 24 minutes.

**Description:**

The corner unit, double fronted property is arranged over basement and ground floor. The unit is split in two with a corridor connecting both shop floors towards the rear. The shop floor to the left has a full-size kitchen and there are two toilets next to the connecting corridor.

**Amenities:**

- WC's
- Fitted kitchen
- Corner unit
- Two fitted shop floors

**Area:**

Floor	Sq Ft	Sq M
Ground	908	84.37
Basement	621	57.67
<b>Total (Approx.)</b>	<b>1,529</b>	<b>142.04</b>

**Price:**

£550,000

**Existing Lease:**

The unit is let at £33,000 per annum following a rent review on 1st July 2025. Rent reviews occur every 5 years. A 20-year lease was agreed in 2010, expiring in June 2030.

**Rates:**

Upon application

**Energy Performance Certificate:**

Upon Application

**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:****Michael Rogers LLP**

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Subject to Contract  
September 2025

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