

**41 Tower Road
Strawberry Hill
Twickenham
TW1 4PS**



**COMMERCIAL LEASE
FOR SALE
HIGH SPECIFICATION BARBERS**

020 8332 7788

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799
www.michaelrogers.co.uk

Location

The premises forms part of a small secondary parade in the heart of the village which serves the surrounding residential area and is prominently located opposite Strawberry Hill Station and in close proximity to Strawberry Hill Golf Club. St Marys University is a few minutes' walk.

Other commercial users in the area include a hairdressers and bridal shop, café, garage, interior designers, off licence, dental practice, and newsagents / post office.

The A316 is within a short drive which provides easy access to Richmond town centre, the M3, the M25 and Heathrow.

Description

The property comprises a ground floor retail unit with a WC, office and kitchen. The retail unit is available with vacant possession and benefits from being a fully fitted high specification barbers which is ready to immediately operate.

A list of the fixtures and fittings can be provided.



Amenities

The amenities include:

- High specification barber shop
- Timber glazed shop frontage
- UPVC rear window
- Tiled floor
- Solid ceiling
- Inset Smart lighting
- Cooling system
- WC
- Kitchen
- 4 Boilers
- CCTV
- Storage

Accommodation

The property has the following approximate gross internal areas:

Floor	Sq Ft	Sq M
Ground	452	42.01



Lease

The unit is held on an effective full repairing and insuring lease for a term of 10 years from 7th March 2019.

We understand that the landlord would agree to extending the lease.

Premium

Offers in the region of £60,000 for the benefit of the lease, fixtures and fittings but not the brand or brand products.

Rent

The passing rent is £11,000 per annum exclusive.

Rating Assessment

We are advised that the current rateable value for 2024/25 is £8,600 which gives rates payable of £4,291.40. This will increase to £10,250 giving rates payable of £5,114.75 from 1st April 2026.

Small business rate relief will be a bit less.

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates.

Energy Performance Certificate

Upon application.

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.

Viewing:

Through Sole Agents.

Michael Rogers.
Tel: 020 8332 7788

Niall Christian
Tel: 07780 678684
Email: niall.christian@michaelrogers.co.uk

Joshua Thompson
Tel: 0759 910 7005
Email: joshua.thompson@michaelrogers.co.uk

Subject to Contract January 2026

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ
Regulated by RICS