

**46 Heath Road
Twickenham
TW1 4BX**



**E CLASS GROUND FLOOR RETAIL
TO LET/SALE**

1,529 Sq Ft (142.05 Sq m)

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk



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:

Double fronted ground floor and basement Class E unit. Fully fitted kitchen at the rear. The two shop fronts are divided by a partition wall which can be taken down, creating one large unit. There are two car spaces to the rear. The unit is available with vacant possession.

Amenities:

- WC's
- Fitted kitchen
- Double shop front
- Corner shop front
- LED lighting
- Parking available

Area:

Floor	Sq Ft	Sq M
Ground	908	84.4
Basement	621	57.7
Total (Approx.)	1,529	142.05

Terms:

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

Rent:

£40,000 per annum.

Price:

Upon Application

Rates:

The property has a rateable value of £29,000, making rates payable £14,471. Applicants are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

D80

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

May 2026

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