

**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 form 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 driving distance, providing 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 barbers
- 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 £40,000 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 2026/27 is £10,250 which gives rates payable of £5,114.75.

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.

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Subject to Contract January 2026

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