



CLASS E UNIT WITH EXTENSIVE FRONTAGE
TO LET - RENT £115,000 PA
17 HEATH ROAD TWICKENHAM TW1 4AW

 **Willmotts**

The Complete Property Service

020 8748 6644

- RETAIL UNIT APPROX 462 SQ M(GROSS)
- EXTENSIVE FRONTAGE 22M NETT
- ESTABLISHED BUSINESSES ONLY
- MAY SPLIT UNIT

Location

Twickenham is a suburban district in London. It is situated on the River Thames 9.9 miles southwest of Charing Cross. It is part of the London Borough of Richmond upon Thames since 1965, and the borough council's administrative headquarters are located in the area.

Description

A retail unit on the southern side of Heath Rd and with an extraordinary Gross frontage of 24.2m (79 Ft) and nett frontage of 22m (72ft). The unit will be in stripped condition ready to allow a tenants fit out. The existing Kitchen and WC facilities are in situ and all stud partitions have been removed to provide an open plan sales area with 2 additional areas which can be used for storage or staff welfare. In addition, there is a small car park to rear, which is accessed via an undercroft, although not demised to the retail premises this may be available via a licence arrangement.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

Energy performance certificate has rating of C(62) for the premises. A copy of the EPC is available upon request.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq.Ft.	Sq. M
GF Sales	3,462	321.60
GF Ancillary	506	47.04
Total	3,968	368.64
Gross Area	4,972	462.00

We are advised by the VOA website that the property has a Rateable Value of £54,000; however interested parties should make their own enquiries.

Terms

Rent £115,000 per annum exclusive. A new effective full repairing and insuring lease, for a term to be agreed, subject to upwardly only reviews.

Service Charge

The building falls within a service charge provision administered by the freeholder and the premises shall contribute 41.12%. A full breakdown of the service charge for year ending December 2023 is available on request.

Legal

Each party to bear its own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

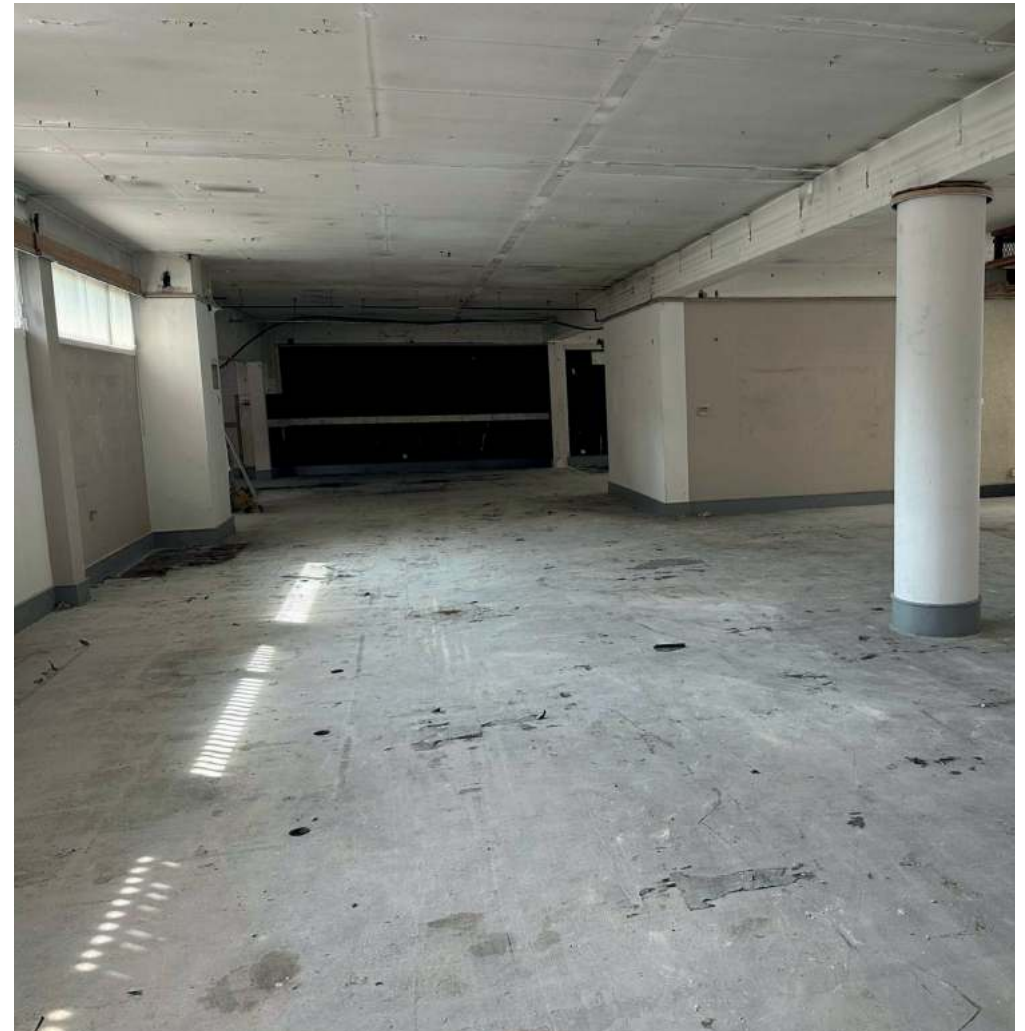
VAT

The property has not been elected for VAT purposes.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

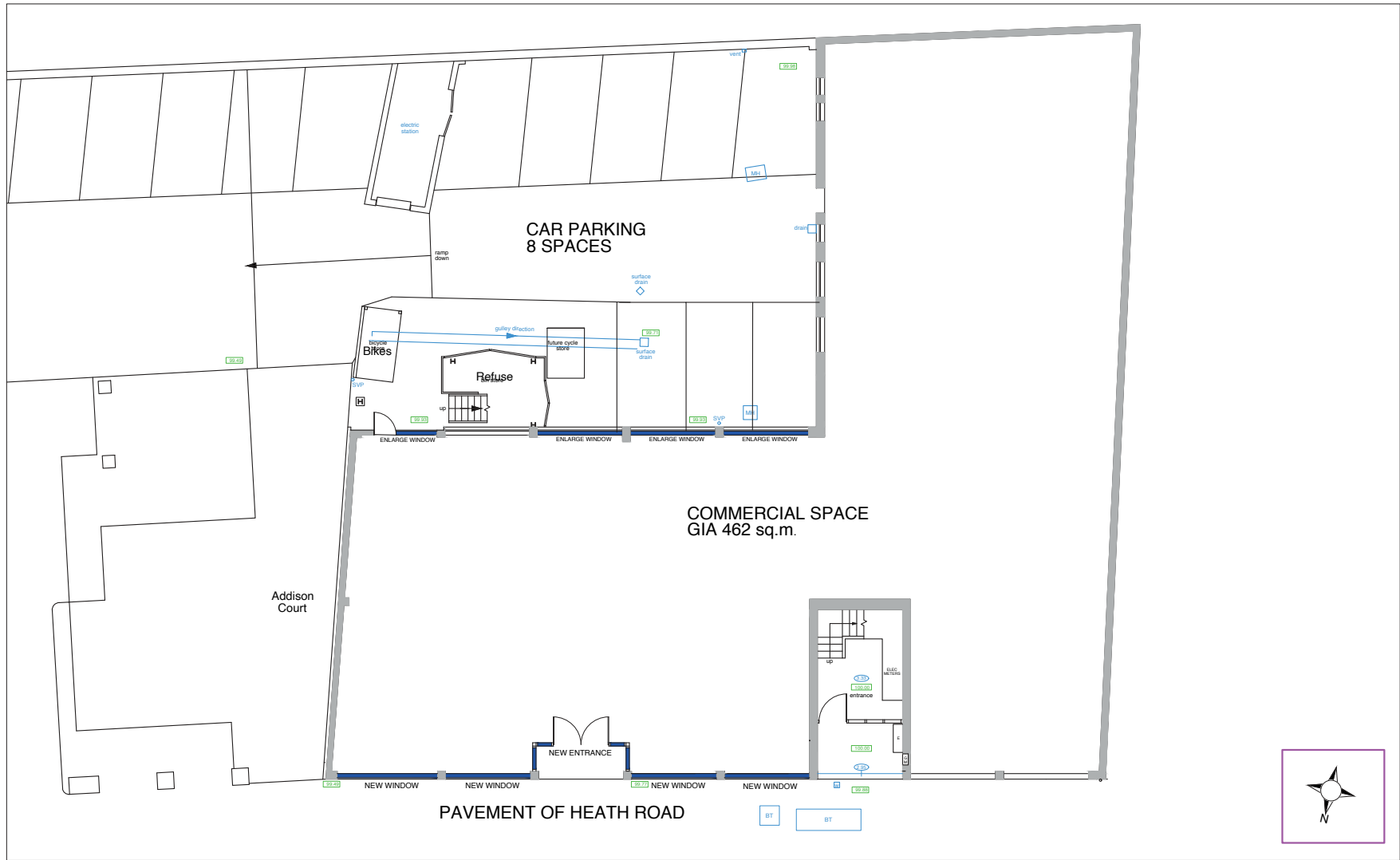
Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents> PR900JAN24



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			Drawn LB	Project CANHAM HOUSE, HEATH ROAD, TWICKENHAM	Purpose Of Issue PLANNING
			Checked		
Date	Rev	Revisions	Scale 1:125 AR A3	Drawing GROUND FLOOR PROPOSED	Drawing No P-01
			Date JULY 2023		Rev

Lewis Barker & Associates
 Chartered Architects
 20 Church Street
 Twickenham TW1 3NU
 T : 020 8617 2518
 M : 07590 074 590
 E : lewisbarker1@mac.com
 W : lewisbarker.net