



2 NEWLY FORMED CLASS E UNITS
TO LET - RENT £65,000- £70,000 PA
17 HEATH ROAD TWICKENHAM TW1 4AW



- 2 NEWLY FORMED RETAIL UNITS
- SHELL CONDITION
- ESTABLISHED BUSINESSES ONLY
- NEW LEASE
- NO PREMIUM

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

2 newly formed retail unit on the southern side of Heath Rd. The units will be in stripped condition ready to allow a tenants fit out. Unit A will have an extensive frontage of approx 17m (56 Ft) 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 seperate 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.

Rateable Value

The property shall need to be reassessed after separation works are completed; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.	Rent
Unit A - Ground Floor	195.00	2,099	£70,000
Unit B - Groud Floor	257.00	2,766	£65,000

Terms

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 a fair and reasonable proportion. A full breakdown of the service charge for year ending December 2024 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.

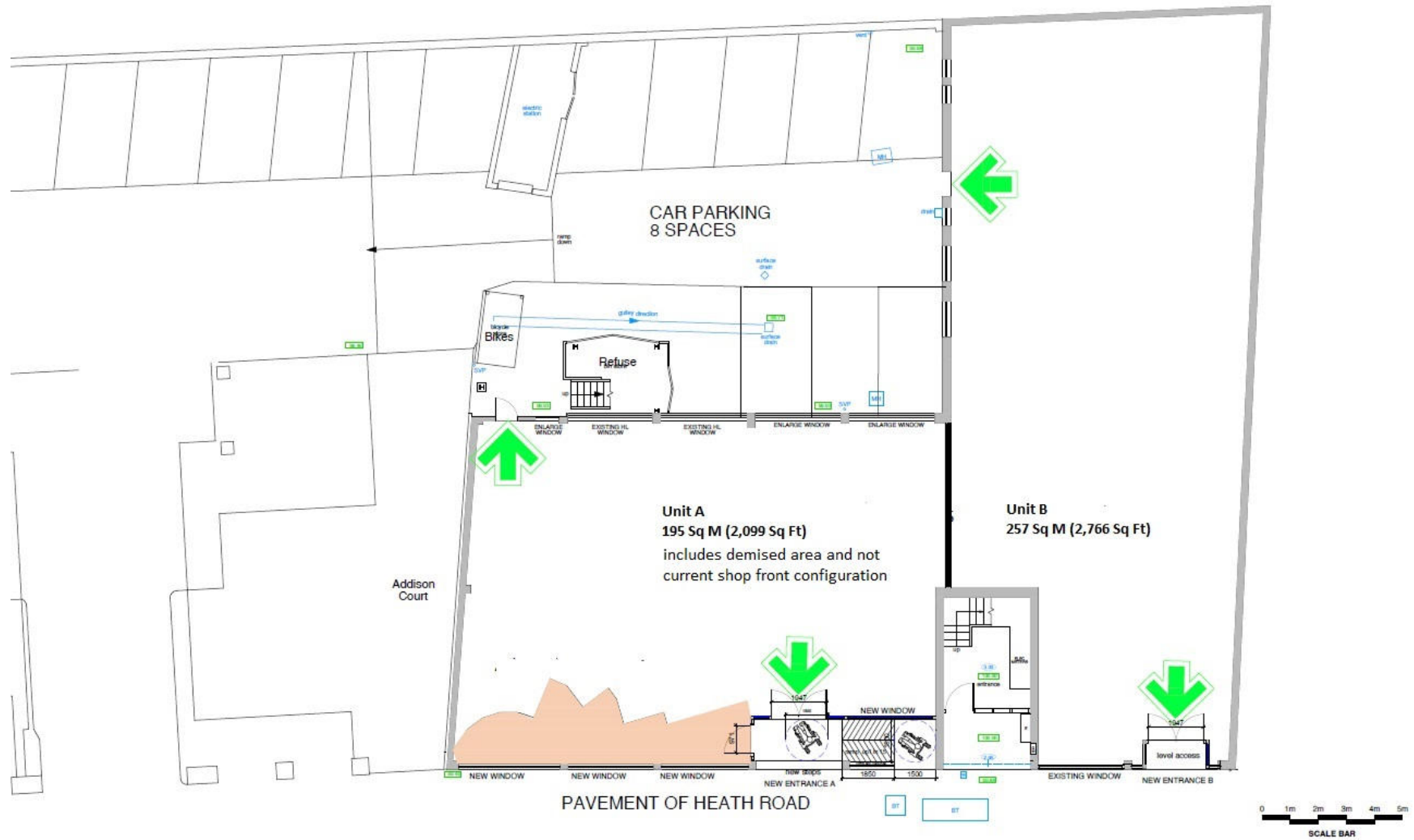
VAT

The property has not been elected for VAT purposes.

Important Notice

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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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12.10.23	B	ENTRANCE AMENDED AND RAMP ADDED
15.10.23	C	ADDITIONAL ENTRANCE DOOR ADDED
6.10.23	D	ENTRANCE A RAMPED ACCESS AMENDED AND NEW ENTRANCE B ADDED
Date	Rev	Revisions

Drawn	LB
Checked	
Scale	1:125 AT A3
Date	JULY 2023

Project	CANHAM HOUSE, 17 HEATH ROAD, TWICKENHAM TW1 4AW
Drawing	GROUND FLOOR AS PROPOSED

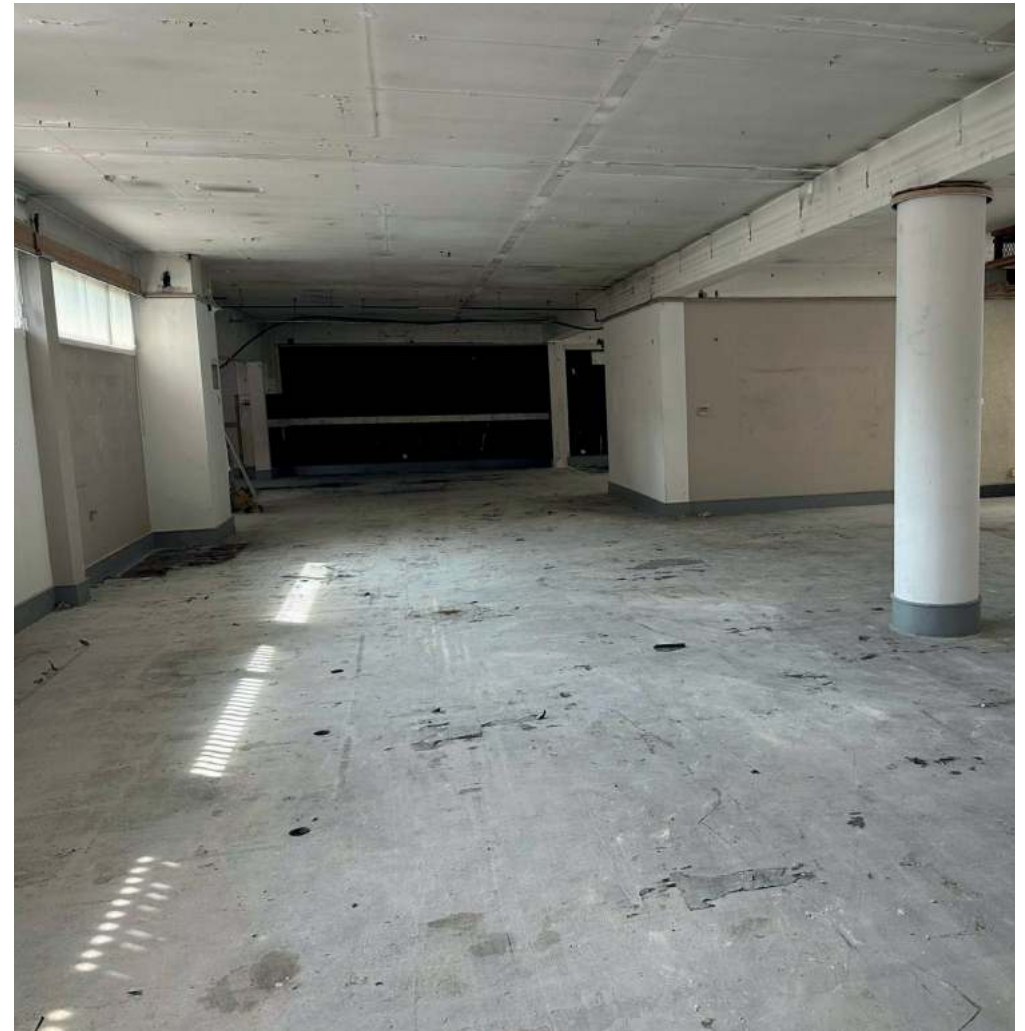
Purpose Of Issue	PLANNING
Drawing No	P-01
Rev	D



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