

## Twickenham - 2 Staines Road - Shop Unit To Let

- **Corner Property Location**
- **Fronting busy Staines Road**
- **Would Suit Convenience Retail**



### Location

Located on the busy Staines Road between Twickenham and Sunbury, approximately 1 km from Twickenham. The property is located on a prominent corner location, surrounded by independent traders, local pubs, in an affluent residential area. Off street parking is available directly in front of the property.

### Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	14 ft 9 inches	4.5 m
Ground Floor NIA	576 sq ft	54.53 sq m

### Lease

The property is held on a full repairing and insuring lease, due to expire on 24<sup>th</sup> March 2023, at a current passing rent of £12,875 pa.

### Planning

The property has planning for Class E uses, including retail, financial services, and office uses.

### Terms

The property is available via an assignment of the existing lease, subject to status. Alternatively, a new sub-lease is available until March 2023, further details available upon application.

### Business Rates

The current Rateable Value for the property is believed to be £11,250.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

### EPC

An EPC is available on request.

### Street View Link:

<https://goo.gl/maps/cgeEwkFgkKpFJZpB7>

### Link to Map / Location

<https://goo.gl/maps/3TotaTzmKcXnps2RA>

*Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.*

Viewing and Further Information  
Strictly by prior arrangement only with

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