

**43 London Road
Twickenham
TW1 3SZ**



966 Sq. ft (89.74 Sq. m) approx.

COMMERCIAL UNIT

TO LET

020 8332 7788

Suite A, 1 Hill Rise, Richmond TW10 6UQ

www.michaelrogers.co.uk

Location:

The property is located in the centre of Twickenham on London Road (A310) virtually opposite Waitrose and close to the junctions of Arragon Road and Holly Road. The unit is within close proximity to a variety of boutique shops, restaurants, pubs, supermarkets and a Travelodge.

The building is extremely accessible by public transport with numerous bus routes close by. Twickenham station is just a 2-minute walk providing access further west, London Waterloo and Richmond which has access to the District Line and Overground.

Description:

The unit is arranged over ground and first floor. There is rear access on both ground and first floors. The unit is in good condition. The accommodation was previously used as an aesthetics/beautification shop.

Amenities:

- Double bay frontage.
- Excellent natural light.
- Lino and timber flooring.
- Gas fired central heating.
- Spot lighting.
- Plastered and painted walls and ceilings.
- Storage Area.
- Internal staircase.
- Ground floor WC.

**Accommodation:**

Floor	SQ FT	SQ M
Ground	590	54.8
First	376	34.9
Total	966	89.7

Terms:

The unit is available on a new effective full repairing and insuring lease for a term by arrangement incorporating 5 yearly upward only rent reviews.

Rent:

£39,500 per annum exclusive.

VAT:

The unit is not elected for VAT.

Service charge:

Upon application.

Business Rates:

We have been advised that the rateable value is £20,000 giving rates payable of £9,980 per annum.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

D84

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**

Niall Christian – 07780 678684
niall.christian@michaelrogers.co.uk

Joshua Thompson - 0759 910 7005
joshua.thompson@michaelrogers.co.uk

Subject to Contract June 2024

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS