

## WHITTON TOWN CENTRE PROMINENT SHOP/OFFICE PREMISES TO LET



**115b High Street, Whitton, Twickenham TW2 7LG**

### **Type**

A triple fronted recently refurbished retail shop/office premises with front forecourt parking for one vehicle.

### **Lease**

The premises are offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

### **Rent**

£16,500 per annum exclusive

### **Area**

Net Internal Area – 600 square feet (55.7 square metres) plus front forecourt.

### **Planning**

Planning Use Class 'E' to include shop and office uses.

### **Business Rates**

£7,110 (2021/22)

### **Further Details/Viewing**

Please contact Wallakers Commercial on 020 8399 5381

**[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com) or [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)**

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

## **115b High Street, Whitton, Twickenham TW2 7LG**

**LOCATION:** The premises are situated in a busy central trading position in Whitton Town Centre close by to the Railway Station with its regular services to London Waterloo (29 minutes). Nearby traders include Greggs, Costa Coffee and William Hill.

**DESCRIPTION:** A triple fronted shop/office premises with large front forecourt suitable for the parking of one vehicle or for additional sales/display.

The shop provides the following areas/dimension (see plan attached):

Net Frontage – 25' (7.62m)

Shop Depth – 13' (3.96m)

### **Net Internal Area – 600 square feet (55.7 square metres)**

Features include:

- Triple fronted glazed display window frontage;
- Prominent and illuminated shop fascia sign;
- Recently refurbished throughout;
- New suspended ceiling and diffused lighting system;
- Fully carpeted;
- New kitchenette and washroom facilities;
- Security alarm system (subject to annual contract);
- Large paved front forecourt suitable for parking and additional sales/display;
- Shared rear service road with off street parking.

**PLANNING:** Planning Use Class 'E'. This includes shops, financial and professional services, cafes, offices, clinics, gyms etc.

**BUSINESS RATES:** The annual Business Rates payable for the year ending 31<sup>st</sup> March 2022 are £7,110.

**LEASE:** The premises are to be offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

**RENT:** **£16,500** per annum exclusive.

**EPC:** The property has an Energy Performance Asset Rating of D 76.

**LEGAL COSTS:** Each party to cover their own legal costs.

### **FURTHER DETAILS/ VIEWINGS:**

Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.

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GROUND FLOOR PLAN AS EXISTING

