



## 52-54 Heath Road, Twickenham TW1 4BX

### TO LET

Area: 1,383 FT<sup>2</sup> (128M<sup>2</sup>) | Rent: Per Annum



**Area**  
1,383 sq ft



**Frontage**  
7.2 m



**Location**  
Town Centre  
Location



**Availability**  
Available  
Immediately

#### LOCATION:

Twickenham is located within the affluent south western quadrant of Greater London and benefits from excellent transport links being situated on the A316, 10 miles south west of Central London and 5.6 miles east of Heathrow Airport. The property is situated prominently on Heath Road, not far from the junction where Cross Deep meets King Street.

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### DESCRIPTION:

The property comprises prominent ground floor retail space with excellent double frontage and generous internal layout and is offered either as a single let or can be sub-divided into two smaller units, each with its own entrance.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,383	128
<b>TOTAL</b>	<b>1,383 sqft</b>	<b>128 sqm</b>

### AMENITIES:

- Large retail unit
- Option to sub-divide
- Generous internal layout
- Vacant and available
- Excellent retail frontage
- Town Centre location

**LEASE:** A new lease offered, the terms of which are to be agreed.

**RENT:** Per Annum

**VAT:** TBC

**SERVICE CHARGE:** Upon application

**RATES PAYABLE:** The rateable value according to the VOA is: £23,250.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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