



# 52-54 Heath Road, Twickenham TW1 4BX

# TO LET

Area

1,383 sq ft

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





Frontage 7.2 m



Location Town Centre Location

1	-0-	-0-
	Ħ	

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.

### www.stirlingshaw.co.uk

Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Sterling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 4. All information and correspondence is Subject To Contract



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

#### **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
TOTAL	<b>1,383</b> sqft	<b>128</b> sgm

#### **AMENITIES:**

- Large retail unit
- Option to sub-divide
- · Generous internal layout

- Vacant and available
- Excellent retail frontage
- Town Centre location

#### LEASE:

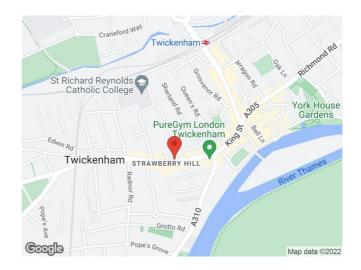
RENT:	Per Annum	VAT:	ТВС
SERVICE CHARGE:	Upon application	RATES PAYABLE:	The rateable value according to the VOA is: £23,250.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

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

#### CONTACT:



Andy Shaw 07498 854767 ashaw@stirlingshaw.co.uk



#### www.stirlingshaw.co.uk

Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Sterling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 4. All information and correspondence is Subject To Contract