

**Alexander
Reece
Thomson**

CHARTERED SURVEYORS

A1 RETAIL PREMISES TO LET

**57 Church Street
Twickenham TW1 3NR
60.58m² (652 sq. ft.) approx.**

Location

The premises are on the south east side of Church Street, a pedestrianised street just off King Street and the A305 and overlook a paved square.

Nearby traders include Pizza Express, Barclays, Café Nero and multiple independent specialist shops including boutiques, gift shops, delicatessens, hairdressers, cafes and pubs.

The premises are well served by public transport with Twickenham Overground Station within approximately 7 minutes' walk and numerous bus routes passing along the A305 and A310.

Metered parking is available on Church Street and in the Pay and Display car park on Flood Lane.

Accommodation

The premises comprise the following approximate net internal floor areas:

Ground Floor		
Total	60.58 m²	652 sq. ft.

Amenities

- WC and kitchenette
- Carpet tile floor coverings
- Suspended ceiling tiles
- Ceiling fan
- One car parking space

Lease

New Effective FRI lease available

Rent

£20,000 per annum

VAT

We understand that the property is currently exempt from VAT.



Legal Costs

Each party is to be responsible for their own legal costs throughout.

Rates & Service Charge

Rates: Rates are to be assessed. We estimate the Rateable Value will be £16,000 with rates payable approximately £7,850. The occupier may qualify for small business rates relief.

Service charge: £1,750 approx. for the current year.

EPC Rating

TBC

Viewing

For further information or an appointment to view, please call sole agents:

SUBJECT TO CONTRACT

Contact: Francesca Bonnett
Email: francescabonnett@artsurveyors.co.uk
Direct Tel: 020 7034 3383

Contact: Charlie Clibbens
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Regulated by RICS

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

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