

**74 HIGH STREET  
WHITTON  
TWICKENHAM  
TW2 7LS**



**PRIME A1 RETAIL UNIT LOCATED IN A CENTRAL  
POSITION ON THE HIGH STREET**

Jubilee House  
Jubilee Close  
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KT1 4DG

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**TO LET**



<b>A1 (RETAIL)</b>	<b>836 SQ. FT. (77.7 SQ. M) APPROX.</b>
<b>PRIME HIGH STREET POSITION</b>	<b>CENTRAL POSITION WITH GOOD FOOTFALL</b>
<b>KITCHEN AND W/C</b>	<b>CLOSE TO TRAIN STATION</b>
<b>REAR ACCESS &amp; PARKING</b>	<b>BRAND NEW FRI LEASE</b>

## LOCATION

The property is located in a prime central position on the west side of Whitton High Street, close to its junction with Bridge Way and approximately 180 metres from Whitton train station. Whitton High Street benefits from good passing trade throughout the day and is the main retail parade serving the local population. Neighbouring occupiers include Boots Pharmacy, Costa Coffee, Barclays Bank, Sainsbury's and Tesco Metro as well as a number of other National and independent retailers.

The property benefits from excellent communication links to the neighbouring towns of Twickenham and Hounslow and the nearby Whitton train station provides regular rail services into London Waterloo.

## DESCRIPTION

The property is situated in a mid-terrace position arranged over an extensive ground floor level. These premises were most recently used as a travel agent with retail space to the front of the property, an additional office/ancillary storage area, W/C's and kitchen to the rear.

Specification includes; aluminium framed glass fronted shop front, suspended ceilings, strip lighting, spot lighting, wooden doors, carpeted flooring, fire alarm, air conditioning, trunking, security cameras, kitchen and W/C facilities. The premises are of regular dimensions and would be suitable for a broad range of retail or high street office operations. There is wide pavement at the front of the premises with the possible potential to use as forecourt display and rear access via a service road that runs behind the parade with one parking spaces.

## ACCOMMODATION (Gross Internal Area Approx.)

836 Sq. Ft. (77.7 Sq. M.)

Floor plan overleaf, interested parties advised to make their own measurement checks.

## BUSINESS RATES

The current Rateable Value of the premises is £16,250. The estimated rates payable 2018/19 are in the region of £7,800 and interested parties are advised to make their own enquiries.

## GUIDE RENT & LEASE

£24,500 per annum exclusive.

The premises are available by way of a brand new Full Repairing and Insuring Lease for a term to be agreed with suitable rent deposits required.

## EPC

Where an EPC is not currently displayed, please contact the agent to confirm the status



## FURTHER INFORMATION

Viewing strictly by prior appointment with Levene Commercial:

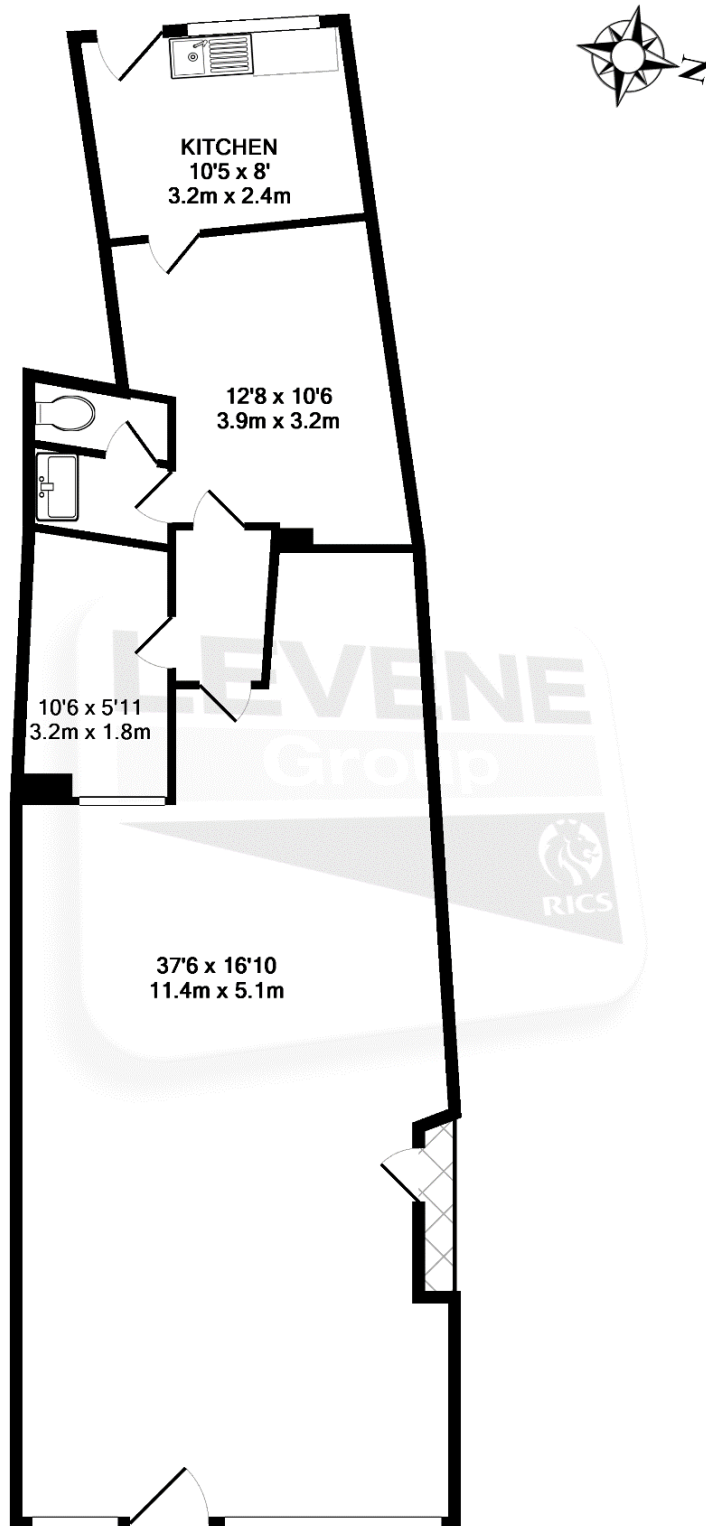
Annelise Boost

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**INDICATIVE FLOORPLAN – Interested parties are advised to make their own checks**



**TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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