

# SHOP TO LET

**304 NELSON ROAD, WHITTON, TWICKENHAM TW2 7AJ**

Commercial space 527 sq. ft (49 sq. m) approx.

**GrayPoint**  
COMMERCIAL PROPERTY ADVISORS

Contact Mike Gray  
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## VIEWING & FURTHER INFORMATION

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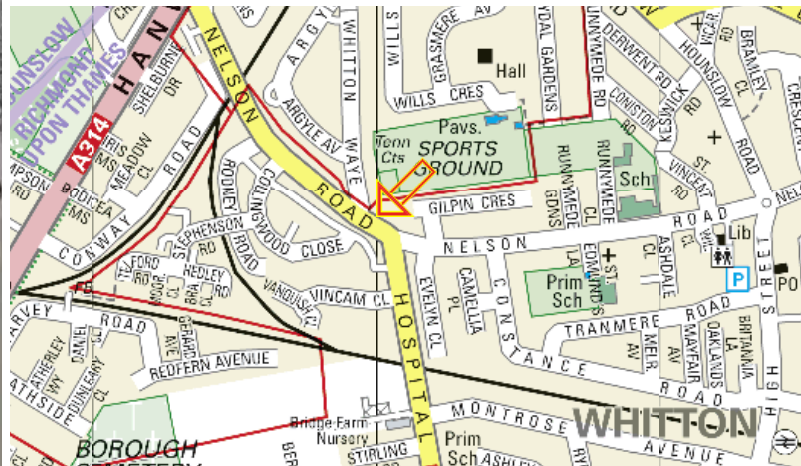
- AVAILABLE ON A NEW LEASE
- GROUND FLOOR LOCK UP SHOP
- PROMINENT SECONDARY LOCATION
- GOOD FOOTFALL AND BUSY MAIN ROAD
- CLOSE TO A316 AND MOTORWAY NETWORK
- FULL REPAIRING AND INSURING LEASE
- RENT £14,000 PER ANNUM (£26.50 PER SQ. FT. APPROX.)

Gray Point Commercial Property Advisors  
Ash House Business Centre  
8 Second Cross Road  
Twickenham TW2 5RF

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### LOCATION

Forming a successful secondary parade in Whitton, Twickenham and servicing an affluent residential catchment area. The shop is located on a main road with ample passing traffic and on-street parking. Major bus routes pass nearby and a short distance from the A316 which leads to the M3 and M25.

### DESCRIPTION

The property comprises a main road lock-up shop, currently being used as a hair salon. The shop benefits from a large rear parking and unloading area as well as a forecourt trading area. There is a large kitchen area and outside WC facilities which could be incorporated into the shop.

### ACCOMMODATION

External width:	18 ft.
Built depth:	17.7 ft.
Built width:	29 ft.
Retail area:	527 sq. ft (49 sq. m) approx.

### ENERGY PERFORMANCE RATING

Rating: D (80) – a copy of the certificate is available on request

### TENURE

Available on a new lease.

### RENT

£14,000 per annum exclusive (no VAT)

### RATEABLE VALUE

Rateable Value £9,300 (this is not payable)

\* All applicants are advised to make their own enquiries through the London Borough of Richmond billing authority.

### LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 11<sup>th</sup> March 2021 [www.gray-point.com](http://www.gray-point.com)

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