

## 87 HIGH STREET, WHITTON, TW2 7LD

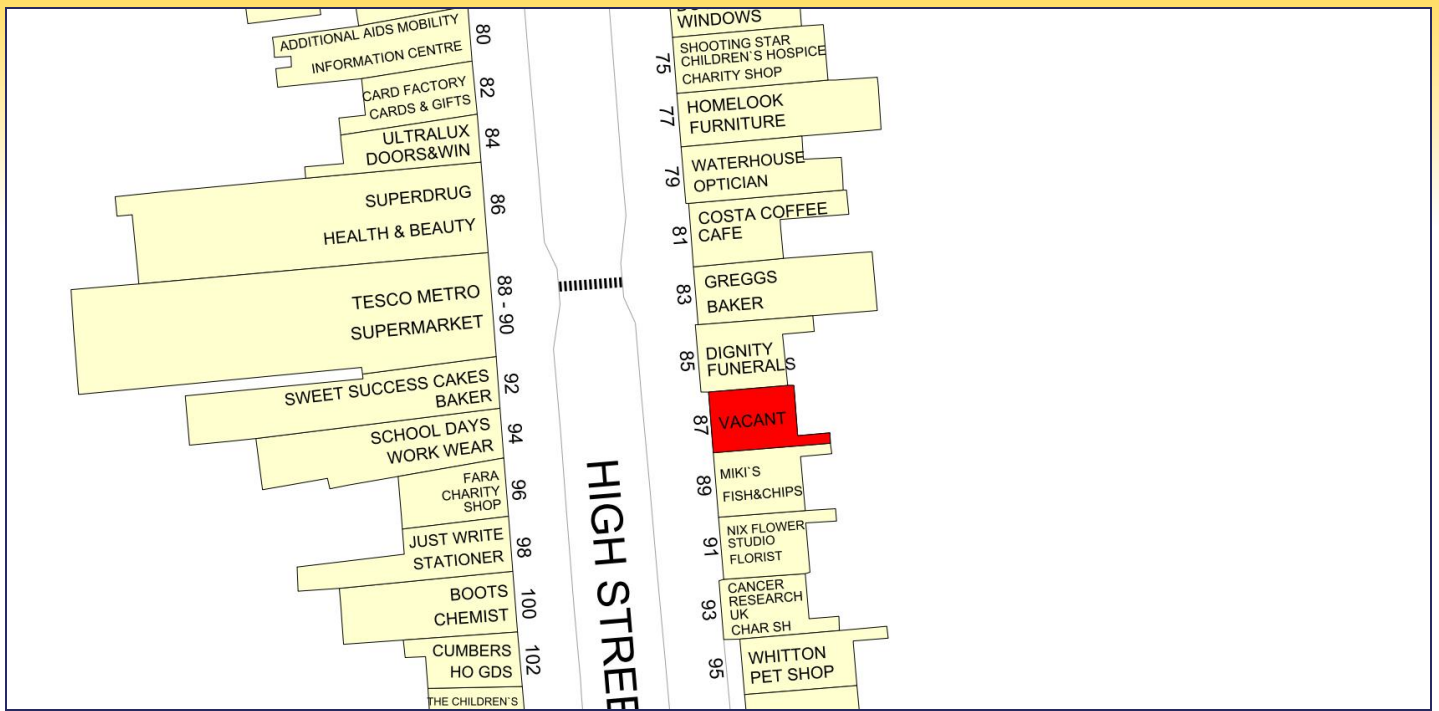


### SUMMARY

- 614 sq ft (57.06 sq m)
- Lock-up shop
- Prime high street location
- Rent: £22,000 per annum exclusive
- A new lease, the terms of which are to be agreed.

### AMENITIES

- CCTV
- New alarm
- New wiring and electrics
- Parking plus storage
- Rear access
- WC



## LOCATION

Whitton is a busy suburb, situated approximately 9 miles south west of Central London, close to Twickenham and the A316, which leads directly to the M3. The property occupies a prime position on the High Street opposite Tesco Metro. Other nearby retailers include Boots, Superdrug, Lidl and Sainsbury's together with a multitude of independent traders.

## DESCRIPTION

The premises comprise a spacious lock-up shop with storage, a WC and rear access to a yard for parking. The shop has a good internal layout and fit-out with solid wood floors, new wiring and electrics, and CCTV.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	614 sq ft (57.06 sq m)
<b>Total</b>	<b>614 sq ft (57 sq m)</b>

## LEASE / TERM

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

## RENT

£22,000 per annum exclusive

## RATES

The property is listed on the VOA website as having a rateable value of £12,750.

## VAT

VAT is applicable

## EPC RATING

C (65)

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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