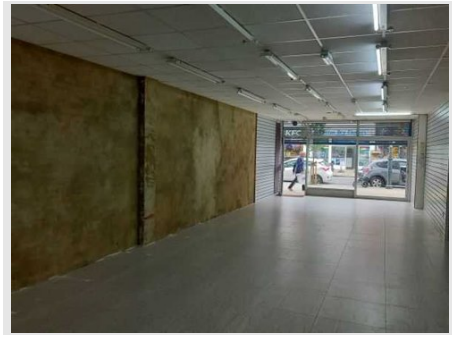
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

95 HIGH STREET, WHITTON, TW2 7LD



SUMMARY

- **877 sq ft (81.51 sq m)**
- **Town Centre Unit**
- **Class E Use**
- **To Let**
- **Rent: £27,500 pax.**
- **Available on a new lease on terms to be agreed.**

AMENITIES

- **Close to Multiple Retailers**
- **Forecourt Area**
- **Main Road Frontage**
- **Rear Service Road**
- **Security Shutters**

020 8940 2266
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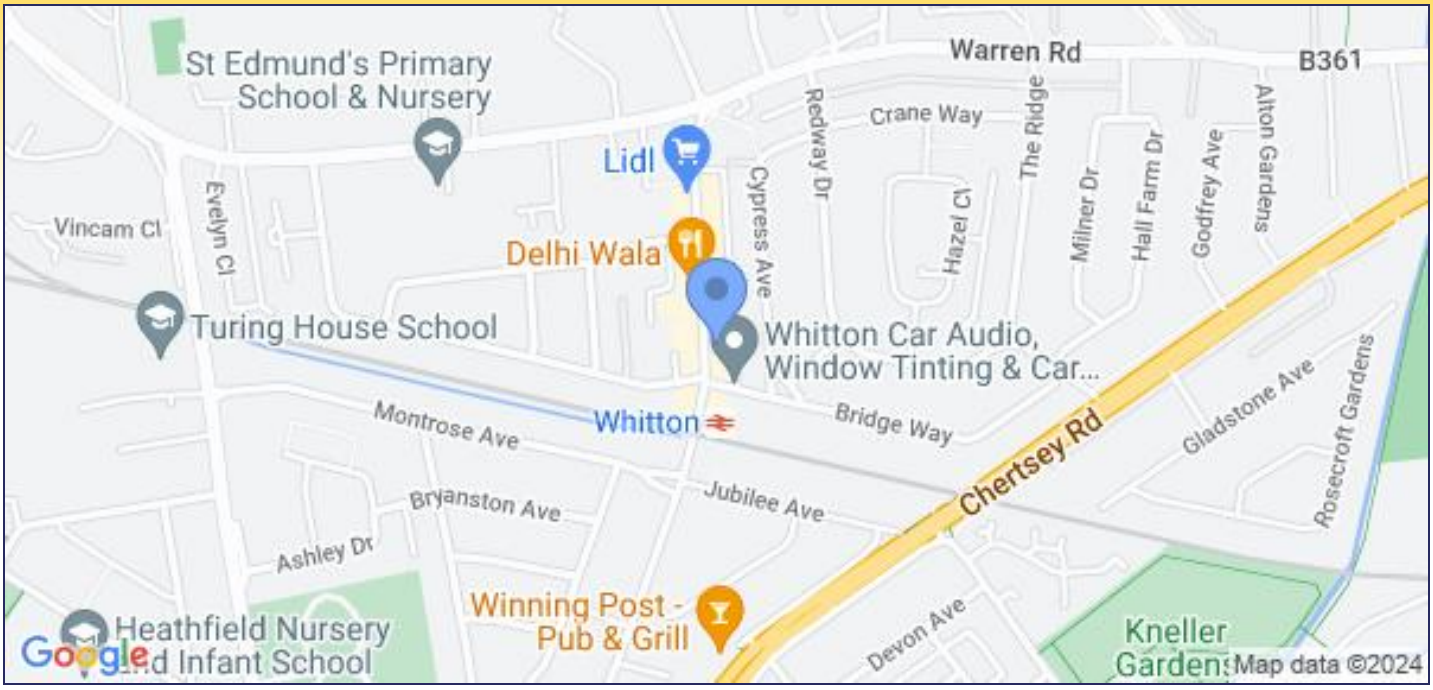

LOCATION

Whitton is a busy suburb situated approx. 9 miles south west of central London and close to Twickenham and the A316, which leads directly to the M3. The High Street has a good mixture of multiple and individual retailers. These include Sainsburys, Boots, Tescos Costa and Lidl. Whitton Station provides a regular service to London Waterloo, Richmond and Putney.

DESCRIPTION

The premises comprise a spacious lock-up of a regular shape ready to take a tenant's fitout. In addition there is a forecourt area of 240 sq ft (22.3 sq m). The shop is fitted with a kitchenette area and a WC. To the rear of the premises there is access to the rear yard and to the service road which leads on to Bridge Way. In addition to electric roller shutters there is a sliding front window providing excellent access to the unit.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	877 sq ft (81.51 sq m)
Total	**877 sq ft (82 sq m)**

LEASE / TERM

Available on a new lease on terms to be agreed.

RENT

£27,500 pax.

RATES

We are advised by the VOA that the premises have a Rateable Value of £16,000.

VAT

VAT is not applicable

EPC RATING

C (72)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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Property Ref: 4701. Date: 2024