



## 15 London Road, Twickenham TW1 3ST

*Prime Retail Shop To Let*

**TO LET**

Area: 1,700 FT<sup>2</sup> (158M<sup>2</sup>) | Rent: Per Annum



**Area**  
1,700 sq ft



**Availability**  
Available now



**Tube**  
Minutes from  
Twickenham  
Station



**Location**  
Town Centre  
Location

### LOCATION:

Twickenham is located within the affluent south western quadrant of Greater London and benefits from excellent transport links being situated on the A316, 10 miles south west of Central London and 5.6 miles east of Heathrow Airport. The property is situated prominently on London Road within close proximity of Twickenham Station and major retailers such as Starbucks, Costa and Waitrose.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)

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### DESCRIPTION:

The property comprises prominent ground floor retail space with excellent triple frontage and internal layout and is offered either as a single let or can be sub-divided into two smaller units, each with its own entrance.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,700	158
<b>TOTAL</b>	<b>1,700 sqft</b>	<b>158 sqm</b>

### AMENITIES:

- Large retail unit
- Excellent retail frontage
- Minutes from Twickenham Station
- Option to sub-divide
- Good internal layout
- Town centre location

**LEASE:** A new lease offered, the terms of which are to be agreed.

**RENT:** Per Annum

**VAT:** TBC

**SERVICE CHARGE:** TBC

**RATES PAYABLE:** The rateable value according to the VOA is: £39,750.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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