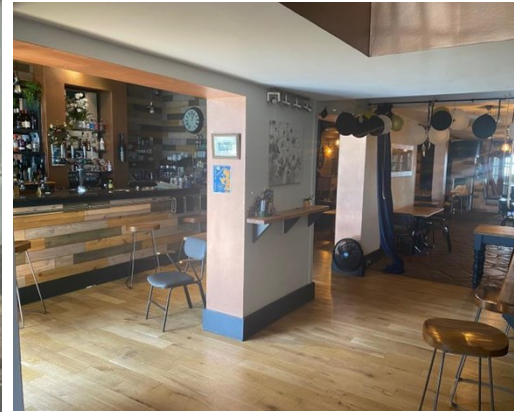




Stirling Shaw

Real Estate Consultants

☎ 020 3105 2256



80-82 The Green, Twickenham TW2 5AG

Prominent 100 Cover Bar/Restaurant

TO LET

Area: 3,400 FT² (316M²) | Rent: £60,000



Frontage

Double fronted unit



Basement

Ground floor and basement



Views

Overlooking Twickenham Green



Availability

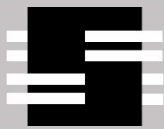
Fully vacant and available immediately

LOCATION:

Twickenham is located within the affluent south western quadrant of Greater London and benefits from excellent transport links via the A316 and a regular commuter rail service direct to London Waterloo. The property is situated on the north side of Twickenham Green directly overlooking the Green. A number of restaurants, cafes and convenience stores are nearby including, Sainsbury's, Tesco, Arthur's Pizza and De Alfredo Italian

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DESCRIPTION:

The property comprises a large, double fronted retail unit, currently fitted out as a bar/restaurant in a mid terraced Victorian building. The premises are arranged over ground and basement levels with external seating to the front with a rear yard area for delivery access.

Ground Floor:

Long trade area with light well to one side and side passage, both providing natural light. Disabled WC. Trade kitchen to rear with extraction and fully fitted with equipment. Rear access.

Basement:

Customer toilets, beer cellar, office, store, plant room, emergency access / escape.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	2,600	242
Basement	800	74
TOTAL	3,400 sqft	316 sqm

AMENITIES:

- Stunning views of Twickenham Green
- Fitted kitchen plus disabled WC
- rear yard area for delivery access
- Double Shop frontage
- South facing alfresco dining to front
- 1:30am "bar" premises licence

LEASE: A new 15 year lease is available subject to upward only rent reviews every 5 years.

RENT: £60,000

VAT: Applicable.

SERVICE CHARGE: Upon application.

RATES PAYABLE: The rateable value according to the VOA is: £40,000.

EPC: Available upon request.

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

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