



Stirling Shaw

Real Estate Consultants

020 3105 2256



1 London Road, Twickenham TW1 3SX

Prime Retail Unit

TO LET

Area: 606 FT² (56M²) | Rent: £30,000



Basement
with WC



Frontage
Attractive Frontage



Location
Town Centre
Location



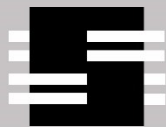
Availability
Available
immediately

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 prominently situated at the junction of London Road, King Street and York Street, moments from Church Street and the riverside. Other retailers in the nearby include Chipotle, Gails and Pret a Manger.

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1 London Road, Twickenham TW1 3SX

DESCRIPTION:

The property comprises a prominent retail premises with attractive period features, double height ceilings and floor to ceiling windows. It is arranged over ground floor and basement levels with WC facilities and storage/staff area.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	461	43
Basement	145	13
TOTAL	606 sqft	56 sqm

AMENITIES:

- Prominent Town Centre location
- Ground floor retail space
- Double height ceilings
- Attractive frontage
- New lease available
- Floor to ceiling windows

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

RENT: £30,000

VAT: TBC

SERVICE CHARGE: Upon application.

RATES PAYABLE: The current rateable value according to the VOA is £22,500.

EPC: Available upon request.

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

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