





4 London Road, Twickenham TW1 3RY

Prominent Retail Unit

TO LET / FOR SALE

3.5m

Area: 1,700 FT² (158M²) | Rent: £65,000/ Price:£850,000 |

(0

Ĵ

Ceiling Height

Location Town Centre Location

Natural Light Excellent Window Display

Basement Storage

LOCATION:

Twickenham is a vibrant and affluent suburban town located in the southwest of Greater London, within the borough of Richmond-Upon-Thames.

The property occupies a highly prominent location on the corner of London Road and York Street, with further visibility from the busy King Street. The unit

is one of the most visible premises within the town centre of Twickenham.

www.stirlingshaw.co.uk

lisrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the ve sors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Sterling Shour hot rely of internals statements of representations of fact both must satisfy themselves by inspection or otherwis to the correctness of each of them. 3. No person in the employment of Sterling Shour both as any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 4. All information and correspondence is Subject To Contract



their own legal costs.

4 London Road, Twickenham TW1 3RY

DESCRIPTION:

The property comprises a ground floor retail unit with excellent window display. Internally, the unit benefits from a ceiling height of ~3.5m, basement storage, rear loading access and w/c facilities.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,200	111
Basement	500	46
TOTAL	1,700 sqft	158 sqm

AMENITIES:

 Affluent Town Centre Location High pedestrian traffic Clear internal space 		 Adjacent to busy junction Excellent visible frontage Over 3.5 m ceiling height 		
LEASE:				
New Lease				
RENT: PRICE:	£65,000 £850,000	VAT:	VAT is not applicable	
SERVICE CHARGE:		RATES PAYABLE:	To be assessed	
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for	

CONTACT:



Andy Shaw 07498 854767 ashaw@stirlingshaw.co.uk

www.stirlingshaw.co.uk

Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Sterling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VALT. Dr. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 4. All information and correspondence is Subject To Contract