



## 4 London Road, Twickenham TW1 3RY

*Prominent Retail Unit*

**TO LET / FOR SALE**

Area: 1,700 FT<sup>2</sup> (158M<sup>2</sup>) | Rent: £65,000/ Price:£850,000 |



**Ceiling Height**  
3.5m



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



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### 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
<b>TOTAL</b>	<b>1,700 sqft</b>	<b>158 sqm</b>

### 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:** £65,000  
**PRICE:** £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 their own legal costs.

### CONTACT:



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