



## 400 Richmond Road, East Twickenham TW1 2DY

### TO LET

Area: 1,301 FT<sup>2</sup> (121M<sup>2</sup>) | Rent: £37,500 Per Annum



**Catchment**  
Highly Affluent



**Frontage**  
Return Frontage



**Location**  
Close to Richmond Bridge



**Basement**  
Full Height Storage

#### LOCATION:

East Twickenham is a highly affluent commuter town located only 10 miles south-west of London. The town benefits from excellent transport links via a main line service to London Waterloo (30 mins) and being adjacent to the A316; Heathrow Airport is also only 5.6 miles to the north-west. The property occupies an established position on Richmond Road, close to its junction with Cresswell Road. East Twickenham has recently benefited from a retail renaissance with the arrival of Old Deer Park School and Lidl, both of which have significantly boosted footfalls on Richmond Road. With Richmond Riverside only a moments walk away across Richmond Bridge, the area continues to attract a host of boutique restaurants, cafes and shops that serve the affluent local residents.

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

## 400 Richmond Road, East Twickenham TW1 2DY

### DESCRIPTION:

The property comprises a prominent corner retail unit with return frontage onto Cresswell Road. The unit provides ground floor open plan accommodation with rear ancillary, and full height basement storage.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	981	91
Basement	320	30
<b>TOTAL</b>	<b>1,301 sqft</b>	<b>121 sqm</b>

### AMENITIES:

- Excellent Prominent Corner Unit
- Close to Richmond Bridge
- Approx 981 sqft ground floor
- High Foot-Fall Location
- Return Frontage With Full Height Glazing
- 320 sqft Basement Storage

**LEASE:** New FR&I Lease. Terms to be agreed

**RENT:** £37,500 Per Annum

**VAT:** Not Applicable

**SERVICE CHARGE:**

**RATES PAYABLE:** £12,495

**EPC:** Available upon request.

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

### CONTACT:



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