





400 Richmond Road, East Twickenham TW1 2DY

TO LET

Area: 1,301 FT² (121M²) | 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

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 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 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 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



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:

AREA SQFT	AREA SQM
981	91
320	30
1,301 sqft	121 sgm
	981 320

- 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

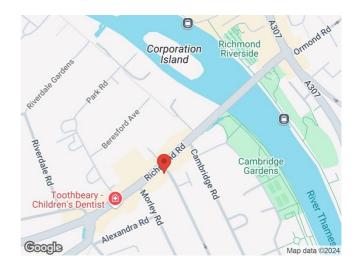
LEASE: New FR&I Lease. Terms to be agreed

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:



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 releants 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 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