



## 398 Richmond Road, East Twickenham TW1 2DY

*Vacant Ground Floor/Basement Commercial Unit*

### TO LET / FOR SALE

Area: 813 - 1,682 FT<sup>2</sup> (76-157 M<sup>2</sup>) | Price: POA|



**Availability**  
Available immediately



**Basement**  
Basement with new staircase



**Location**  
High footfall location



**Area**  
813 - 1,682 sq ft

#### 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.

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## 398 Richmond Road, East Twickenham TW1 2DY

### DESCRIPTION:

Vacant retail premises arranged at ground floor and basement levels. The property can be divided to provide between 813 sq ft and 1,682 sq ft and is due to undergo 'white box' refurbishment to include: new full height glazed frontage, entrance and signage, excellent floor to ceiling height and capped off services.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	493 - 1,362 sqft	46 - 127 sqm
Basement	320 sqft	30 sqm
<b>TOTAL</b>	<b>813 - 1,682 sqft</b>	<b>76 - 157 sqm</b>

### AMENITIES:

- New full height glazed frontage
- Capped-off services
- Basement accessed via new staircase
- New entrance plus signage
- High ceilings
- Prominent high-footfall location

### TENURE:

250 year lease at a peppercorn rent.

**PRICE:** POA

**VAT:** n/a

**SERVICE CHARGE:** Upon application.

**RATES PAYABLE:** According to the VOA, the rateable value is £22,750.

**EPC:** Available upon request.

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

### CONTACT:



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