

PRIME RETAIL UNIT TO LET

2-4 King Street, Twickenham, TW1 3RZ

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime trading location on King Street
- Modern well configured retail unit

LOCATION

Twickenham is a busy and affluent town in south west London with a population of around 97,000. The town is located approximately 9 miles south west of Central London in the Borough of Richmond Upon Thames.

The subject property is located in a prime retailing trading position at the junction of London Road, York and King Street.

Others retailers in the vicinity include **Boots**, **Barclays**, **Poundland**, **Caffe Nero**, **Superdrug** and **Greggs**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 236.8 sq m 2,549 sq ft

SUBJECT TO VACANT POSSESSION

RENT

£70,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (17/18) - £60,500

Interested parties should verify these figures with London Borough of Richmond Upon Thames (020 8891 1411).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey

020 7182 7493

nick@fawcettmead.co.uk

Subject to Contract / Vacant Possession



Twickenham



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Experian Goad Plan Created: 26/03/2018
Created By: Fawcettmead

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