

Twickenham

Unit C Twickenham Station, London Road

Class E Opportunity



Location

The subject property occupies a hugely prominent position at the entrance to Twickenham Railway Station, benefitting from high footfall.

Located adjacent to Sainsbury's and directly opposite The Exchange Theatre, other nearby occupiers include Travelodge, Anytime Fitness, Fuller's, Puccino's and Waitrose.

Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor areas:

Ground Floor	1,287 sq ft	120 sq m
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Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£75,000 per annum exclusive

Rates

Rateable Value	£74,000
Rates Payable (2023/24)	£37,888 p.a.

Interested parties are advised to make their own enquiries to Richmond Council on 020 8891 1411.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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forge-cp.com

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Or alternatively our
joint agent Josh Gettins
at Cited on
0208 076 6666.



TO LET

SAMSURRY'S LOCAL
CONVENIENCE STORE
82

TRAVELODGE
HOTEL

ANYTIME FITNESS
ENT TO
HEALTH CLUB
70

GOVERNMENT BUILDING
BRIDGE HOUSE 69

OFFICE

THE SHACK
BAR &
RESTAURANT

RAILWAY APPROACH

DWELLINGS
2-10

ARRAGON ROAD

DWELLINGS
12-24

THE CABBAGE PATCH
PUBLIC HOUSE
FULLERS
ENT 68

OFFICE
WAITROSE & PARTNERS
SUPERMARKET
JOHNSONS
DRY CLEANING
DENTAL SURGERY

GROSVENOR ROAD

JOBCENTRE PLUS
ENT 68A
POST OFFICE
MOORE'S
CYC REF
ENTRANCE
ENT 62

CHATELWORTH HOUSE
62A
62
61
59
43
57

DWELLINGS
30-58

THE TIMBERYARD
PUBLIC HOUSE
ENT 51-57

LONDON ROAD

EMERGENCY SERVICES
41

VILLAGE
PIZZA T/A
LADBROKES
BET OFF
VAC REST
AESTHETIC LASER
CLINIC
BEAUTY SALON
45
47
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45
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KATHARINE ROAD
MARTIN & CO
ESTATE AGENT
M&S NEWS &
OFF LICENCE
PERFECTION
HAIR
SOMJUK
THAI REST
IKE SUSHI
JAPANESE REST
BONJOUR
DRY CLEANING
BLUE GNOME
COMPUTERS
COMP EQUIP
CAMBRERO
SPAN REST