

TWICKENHAM



**2 LONDON ROAD, TWICKENHAM
MIDDLESEX, TW1 3RY**

LOCATION

Twickenham is a vibrant and affluent suburban town located in the southwest of Greater London, within the borough of Richmond-Upon-Thames. The property occupies a highly prominent location on the apex of London Road and York Street, with further visibility from the busy King Street. The unit is one of the most visible premises within the town centre of Twickenham.

There is the capability to provide a single ground floor unit of circa 800 sq.ft if required.

This is a prime retail opportunity. The location plays host to a range of popular occupiers including Boots, Gails, Pret A Manger, Megan's and Waterstones.

Twickenham's postcode area houses approximately 543,000 residents at an average age of 38 years. It offers a high standard of living with quality local amenities, reputable schools, and the famous Twickenham Stadium. Combined with its proximity to central London, Twickenham is a desirable place to live and a sought-after location.

DESCRIPTION

An impressive former banking premises arranged over ground and basement having a prominent return frontage. The upper levels are to be converted into high quality residential accommodation, leaving the remaining space available for a commercial use.

Plans are available on request.

QUOTING RENT

£70,000 per annum

TERMS

The premises are available by way of a new lease.

TENURE

Leasehold

EPC

Available upon request

BUSINESS RATES

The freehold will be separated to provide residential at the upper levels, with commercial retained at ground and basement. A new rating assessment will therefore be required.

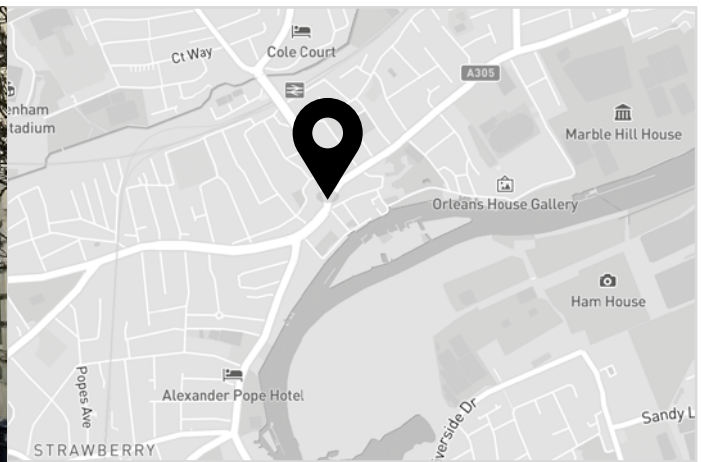
The current rateable value for the entire property (basement to third floor) is £66,832.

Interested parties are advised to make their own enquiries of the Local Authority: 020 8891 7725 / businessrates@richmond.gov.uk

ACCOMMODATION

A former banking unit having the following floor areas:

Gross Frontage	76 ft London Road	31 ft York Street
Ground Floor	1,500 sq ft	139.35 sq m
Basement Storage	635 sq ft	58.99 sq m
Total	2,135 sq ft	198.34 sq m



VAT: References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT. **AVAILABILITY:** Subject to vacant possession.

For further information please contact the following:



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