MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

57 CHURCH STREET, TWICKENHAM, TW1 3NR

SUMMARY

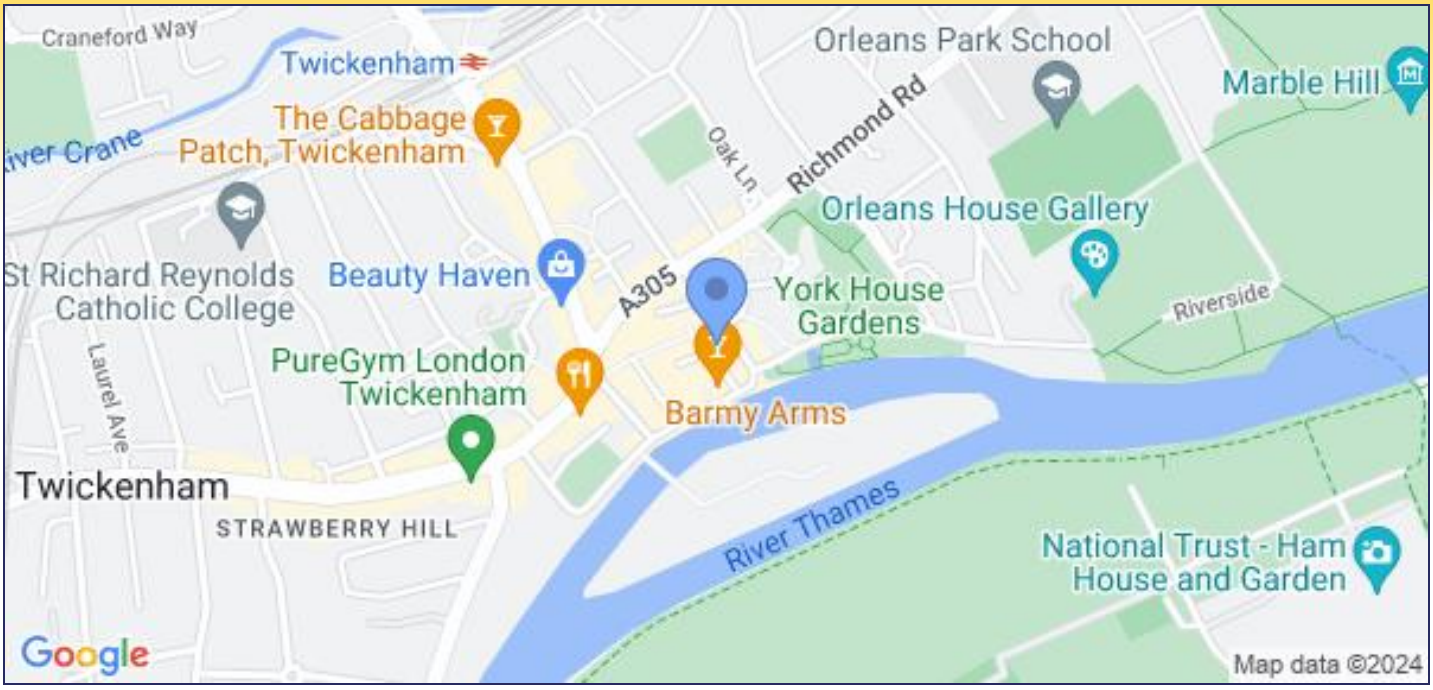
- **652 sq ft (60.59 sq m)**
- **Attractive Location**
- **Class E Use**
- **To Let**
- **Rent: £22,500 per annum excl.**
- **Available on a new Full Repairing and Insuring lease for a term to be agreed.**

AMENITIES

- **Car Parking Space**
- **Central Location**
- **Double Fronted Unit**
- **Suitable for a Variety of Uses**
- **WC and Kitchenette**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Located on the south side of Church Street, which runs off King Street and the A305, and overlook this attractive paved square. Nearby retailers include Pizza Express, Gail's Bakery and Tesco Express together with a number of independent specialist shops, cafes and pubs. The premises are well served by public transport with Twickenham station being a 5 minute walk, providing regular services to Richmond, Putney and Clapham Jct. Numerous bus routes serve the Town and parking is available in the adjacent Flood Lane car park.

DESCRIPTION

The premises comprise a regular shaped unit with a good display frontage. Currently in open plan format but could be partitioned if required. In addition there is a cloakroom and kitchenette area. The unit also benefits from an allocated parking space in the adjacent car park.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	652 sq ft (60.59 sq m)
Total	**652 sq ft (61 sq m)**

LEASE / TERM

Available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£22,500 per annum excl.

RATES

We understand that the premises have a Rateable Value of £14,750.

VAT

VAT is not applicable

SERVICE CHARGE

Full details are available on request.

EPC RATING

C (72)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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