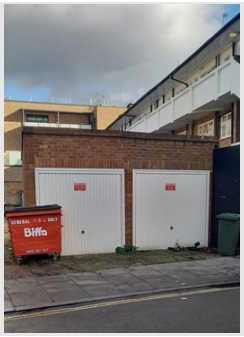
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

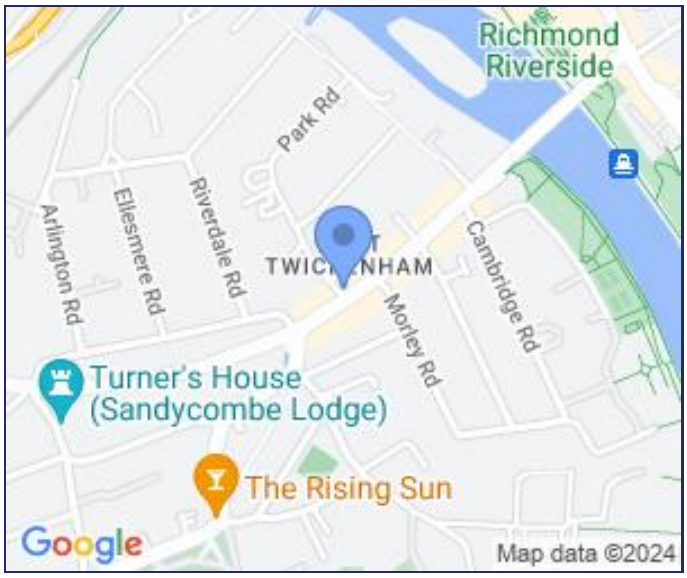
RETAIL TO LET

371 RICHMOND ROAD, EAST TWICKENHAM, TW1 2EF



SUMMARY

- **641 sq ft (59.57 sq m)**
- **Class E Use**
- **Main Road Corner Frontage**
- **To Let**
- **Rent: £27,500 pax**
- **Available on a new lease, to be outside the protection provisions of the Landlord and Tenant Act 1954, for a term to be agreed.**



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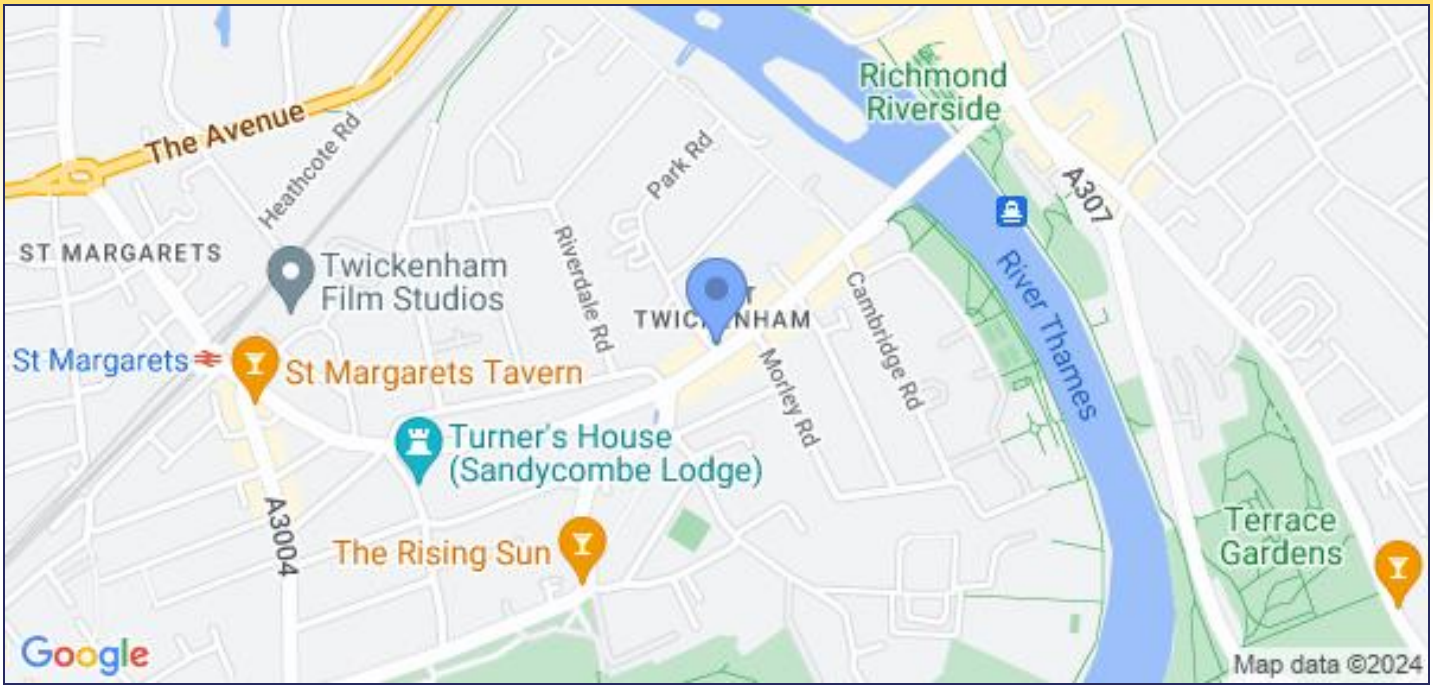

LOCATION

The premises are situated in a busy parade at the approach to Richmond Bridge, with the Town centre being within walking distance. Other traders include a variety of specialist and convenience stores, together with a new Lidl which serves the East Twickenham catchment area. The A316, which provides direct access to the M3 and central London is within a short drive.

DESCRIPTION

The property offers a retail unit on ground floor with excellent frontage to both Richmond and Park Roads. To the rear is a kitchen and WC. On the first floor there is a living room/kitchen, bedroom and bathroom. Adjoining to the rear of the unit are two lock up garages which are included in the demise.

ACCOMMODATION

FLOOR	SIZE
Ground Floor Retail	641 sq ft (59.57 sq m)
1st Floor Residential	390 sq ft (36.25 sq m)
Total	**1,031 sq ft (96 sq m)**

LEASE / TERM

Available on a new lease, to be outside the protection provisions of the Landlord and Tenant Act 1954, for a term to be agreed.

RENT

£27,500 pax

RATES

We note from the VOA website that the premises has a Rateable Value of £17,000.

VAT

VAT is not applicable

SERVICE CHARGE

TBC

EPC RATING

D (90)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agents:

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Misrepresentation Act 1967: Martin Campbell & C
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3. Any intending purchaser or lessee(s) must sati ars.
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Property Ref: 4753. Date: 2024