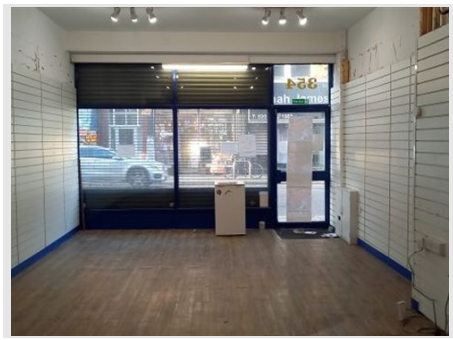
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

354 RICHMOND ROAD, EAST TWICKENHAM, TW1 2DU



SUMMARY

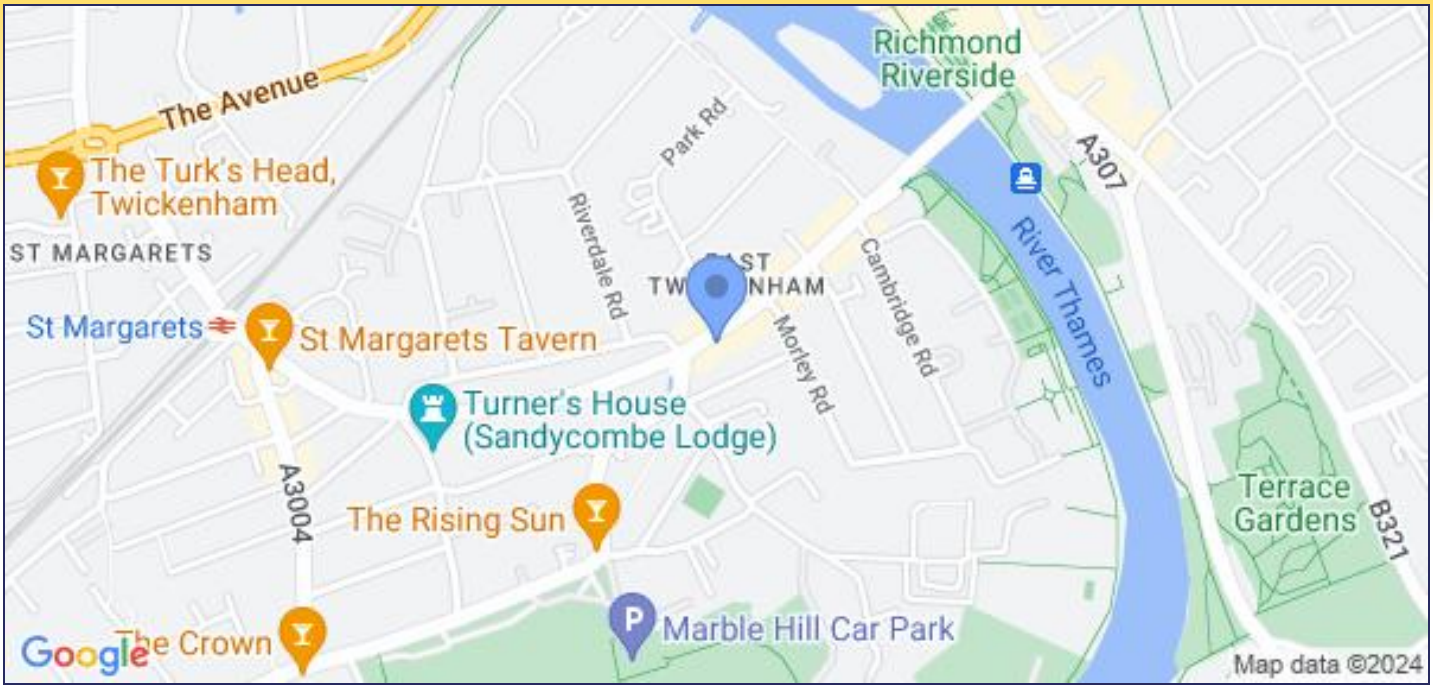
- **700 sq ft (65.06 sq m)**
- **Class E Use**
- **Main Road Location**
- **To Let**
- **Rent: £25,000 pax**
- **Available on a new Full Repairing and Insuring Lease for a term to be agreed.**

AMENITIES

- **Busy Shopping Location**
- **Close to Richmond Bridge**
- **Gas Central Heating**
- **Security Shutters**
- **Suitable For Variety of Uses**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

The premises are located in a busy parade at the approach to Richmond Bridge, with the town being within walking distance. Other traders include a variety of specialist and convenience stores, together with a new Lidl, that serve the large East Twickenham catchment area. The A316, which provides direct access to the M3 and central London.

DESCRIPTION

The premises are arranged entirely on the ground floor and are currently laid out to provide a regular shaped unit with additional storage area to the rear. There is a kitchenette and WC.

ACCOMMODATION

FLOOR	SIZE
Ground floor	700 sq ft (65.06 sq m)
Total	**700 sq ft (65 sq m)**

LEASE / TERM

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

RENT

£25,000 pax

RATES

We are advised that the Rateable Value is £20,000.

VAT

VAT is not applicable

EPC RATING

B (37)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
020 8940 2266
d.keates@martincampbell.co.uk

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Property Ref: 4705. Date: 2024